

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
vs.
Plaintiffs
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
vs.
Plaintiffs
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:
MARBIN ULISER SANCHEZ
FOR THE CHANGE OF
NAME TO:
MARBIN ULISES GAITAN SANCHEZ

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-04716**

A Petition has been filed to change the name of MARBIN ULISER SANCHEZ to MARBIN ULISES GAITAN SANCHEZ.

The latest day by which an objection to the Petition may be filed is June 24, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
98146 (6-3)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Philip Suh
Elizabeth Suh
8312 Montpelier Drive
Laurel, MD 20708
Defendants

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

Notice is hereby given this 27th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 28th day of June, 2010.

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
98150 (6-3-6-10,6-17)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees
vs.
Plaintiffs
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
vs.
Plaintiffs
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:
MAXIMILIANO BARRERA-MCGANT

FOR THE CHANGE OF
NAME TO:
MAXIMILIANO BARRERA-MCCANT

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-13126**

A Petition has been filed to change the name of MAXIMILIANO BARRERA-MCGANT to MAXIMILIANO BARRERA-MCCANT.

The latest day by which an objection to the Petition may be filed is June 23, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
98141 (6-3)

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

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

Notice is hereby given this 27th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 28th day of June, 2010.

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
98151 (6-3-6-10,6-17)

NOTICE

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

LEGALS

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
Joevic Auto Service
1510 Whitelock St
Baltimore

Lot#4846, 2000 Nissan Maxima
Vin# JN1CA31A0YT011497
Joevic 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# 2A4GP44RX96R604164
Auto & Truck Service
4608 Ingham St
Bladensburg

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

Lot#4852, 1997 Dodge Grand Caravan
Vin# 1B4GP44RXVB379589
Parkers 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**

98177 (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 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 LeagalWork Services, LLC for inquiries at 800-991-9101.

98181 (6-3-6-10)

NOTICE

IN THE MATTER OF:
BEATRICE ACHIGWO

FOR THE CHANGE OF
NAME TO:
BEATRICE W.D.A KABA

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-09053**

A Petition has been filed to change the name of BEATRICE ACHIGWO to BEATRICE W.D.A KABA.

The latest day by which an objection to the Petition may be filed is June 23, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
98145 (6-3)

THE
PRINCE
GEORGE’S
POST
Call
301-627-0900
Fax
301-627-6260
Your
Newspaper
of
Legal
Record

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 out-standing 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 under-signed 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 WWV 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 out-standing water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

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

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

98114

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
13013 Jordans Endeavor Drive, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Viola Llewellyn aka Viola A Llewellyn and Vincent Llewellyn aka Vincent J Llewellyn, dated December 12, 2006, and recorded in Liber 26768 at folio 305 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 12:45 PM**

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

LOT NUMBERED FIVE (5) IN BLOCK LETTERED "G" IN THE SUBDIVISION KNOWN AS "PLAT EIGHT, PHASE 1, FAIRWOOD".

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 \$84,000.00 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

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)

THE PRINCE
GEORGE’S POST
Call 301-627-0900
Fax 301-627-6260
YOUR NEWSPAPER
OF
LEGAL RECORD FOR
PRINCE GEORGE’S
COUNTY

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
15412 Letcher Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Jayna M. Letcher, dated December 19, 2008, and recorded in Liber 30324 at folio 373 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 4, 2010
AT 12:00 NOON

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

BEGINNING AT AN IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY LINE FO LETCHER ROAD (30 FEET WIDE), AND RUNNING WITH THE EAST RIGHT-OF-WAY LINE , N 01 DEGREES 33' 00" W, 320.93 FEET TO AN IRON PIPE SET.

The property is improved by a dwelling.

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

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

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

97970(5-20,5-27,6-3)

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
4612 Kendrick Road, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Lavonya Dixon Jones aka Lavonya Dixon-Jones, dated December 21, 2007, and recorded in Liber 29215 at folio 591 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 9, 2010
AT 12:09 PM

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

LOT NUMBERED TWENTY-EIGHT (28) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98026(5-20,5-27,6-3)

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
8406 Branchwood Circle, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Hawanatu Bangura aka Hawanatu Septina Bangura, dated July 27, 2007, and recorded in Liber 28340 at folio 440 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 9, 2010
AT 12:00 NOON

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

LOT NUMBERED THIRTEEN (13), IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "PLAT TWO BRANCHWOOD 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 \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97975(5-20,5-27,6-3)

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
5601 Temple Hill Road, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Christopher M. Proctor, Sr., dated December 10, 2008, and recorded in Liber 30295 at folio 578 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 4, 2010
AT 12:12 PM

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

LOT NUMBERED FOUR (4) IN THE SUBDIVISION KNOWN AS "POPE'S ADDITION TO ALLENWOOD ACRES".

The property is improved by a dwelling.

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

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

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

97972(5-20,5-27,6-3)

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
11113 Webbwood Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Jenny A Holloway aka Jenny Anne Holloway, dated September 4, 2009, and recorded in Liber 30961 at folio 046 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 4, 2010
AT 12:06 PM

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

LOT NUMBERED EIGHTY-TWO (82) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "SECTION 1, RAMBLING 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 \$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 AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

97971(5-20,5-27,6-3)

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
11217 Black Foot Court, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Chirawat Khamphong, dated September 26, 2006, and recorded in Liber 27197 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 4, 2010
AT 12:15 PM

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

LOT NUMBERED SIXTY-SIX (66) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT SEVEN, INDIAN CREEK".

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

97973(5-20,5-27,6-3)

THE PRINCE GEORGE’S POST

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

15415 Pocopson Creek Way, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Lugard A Osagie, dated October 28, 2005, and recorded in Liber 23842 at folio 004 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 21, 2010

AT 12:00 NOON

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

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

The property is improved by a dwelling.

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

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

506 Peacock Drive, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Sherrill Dorsey, dated April 20, 2007, and recorded in Liber 27857, and re-recorded in 30518 at folio 009, and re-recorded at 563 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 21, 2010

AT 12:09 PM

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

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

The property is improved by a dwelling.

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

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
SUBDIVSION 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 COUN-
TY, 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 metro-
politan 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 Genise W Cameron, dated July 18, 2006, and recorded in Liber 25664 re-
recorded in 28445 at folio 766 re-recorded in 545 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 21, 2010

AT 12:15 PM

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

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

The property is improved by a dwelling.

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

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

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

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

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

THE PRINCE GEORGE’S POST

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
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

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

Defendants

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 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 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

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

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 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

Defendants

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 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

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

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. F, 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

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

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

Defendants

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

And

All other persons having or claiming to have an interest in 2010 EAST MARSHALL PL, LAN-DOVER, 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

Defendants

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, LAN-DOVER, 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

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

Defendants

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.

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)

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.

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

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

Defendants

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.

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

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

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

98036 (5-27,6-3,6-10)

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

In the Matter of:

Kayla Dayan Brooks, Minor

Guardianship No. GD-010008

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Kayla Dayan Brooks** an infant female born on April 17, 1997 at Georgetown Hospital, Washington, DC to Dana Michele Brooks and father unknown, having been filed, it is this 24th 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 26th 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</

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

Plaintiff

vs.

Louanna White Hamm,
Prince George's County, Maryland

And

All other persons having or claim-
ing 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 nec-
essary 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 prop-
erties 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-
ing all rights of redemption in this
Property and vesting in the Plaintiff
a title, free and clear of all encum-
brances.

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

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

Plaintiff

vs.

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

And

All other persons having or claim-
ing 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 nec-
essary 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 prop-
erties 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-

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

Plaintiff

vs.

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 claim-
ing to have an interest in 11 BAL-
MORAL 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 nec-
essary 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 prop-
erties 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-
ing all rights of redemption in this
Property and vesting in the Plaintiff
a title, free and clear of all encum-
brances.

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

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

Plaintiff

vs.

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 claim-
ing 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 nec-
essary 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 prop-
erties 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 fore-
closing 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

Plaintiff

vs.

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

And

All other persons having or claim-
ing to have an interest in 7806
BROOKLYN BRIDGE RD, LAU-
REL, 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 nec-
essary 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 prop-
erties 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-
ing all rights of redemption in this
Property and vesting in the Plaintiff
a title, free and clear of all encum-
brances.

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

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

Plaintiff

vs.

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

And

All other persons having or claim-
ing 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 nec-
essary 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 prop-
erties 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 fore-
closing 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

Plaintiff

vs.

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 claim-
ing to have an interest in 3620 COP-
PERVILLE WAY, FORT WASHING-
TON, 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 COPPERVILLE 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 nec-
essary 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 prop-
erties 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-
ing all rights of redemption in this
Property and vesting in the Plaintiff
a title, free and clear of all encum-
brances.

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

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

Plaintiff

vs.

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

And

All other persons having or claim-
ing 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**

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 nec-
essary 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 prop-
erties 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 fore-
closing 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

Plaintiff

vs.

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 claim-
ing 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, ACCO-
KEEK, 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 nec-
essary for

LEGALS

LAW OFFICES
GOOZMAN, BERNSTEIN & MARKUSKI
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480 – (410) 792-0075

TRUSTEES’ SALE
Case No. CAE10-08072

Of Valuable Real Estate
located in Prince George’s County, MD
Lots 41, 42, 43 and 44, Block 39
Ute Way, Capitol Heights, Maryland 20743

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Rhode Island Ave. Ltd. dated the 18th of August, 2006, and duly recorded among the Land Records of Prince George’s County, Maryland, in Liber 26133, at Folio 176, docketed for foreclosure in Civil No. CAE10-08072, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front entrance of the Circuit Court for Prince George’s County, Maryland, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

TUESDAY, JUNE 1, 2010
AT 2:00 P.M.

all that Property described in the said Deed Of Trust as follows:

BEING KNOWN AND DESIGNATED as Parcel H-5-92: Eighteenth (18th) Election District, Seat Pleasant, Greater Capitol Heights, Lots 41, 42, 43, and 44, Block 39, containing 7,920.00 square feet, and recorded at Liber 5548 at Folio 170.

The Property will be sold in "AS-IS" condition, subject to all conditions, restrictions, easements, covenants, rights-of-way and agreements of record affecting the Property, and subject to whatever an accurate survey or inspection of the Property would disclose, without any express or implied warranty of any kind.

A deposit of \$5,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 8.00% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

The Property is sold subject to the right of any persons in possession of all or any part of the Property under recorded or unrecorded leases or rights of occupancy, if any. Purchaser shall be responsible for obtaining possession of the Property.

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

The Trustees are not liable, individually or otherwise, for any reason. If title to the Property is not or cannot be transferred consistent with the terms hereof for any reason, the Trustee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
Substitute Trustees

97855 (5-13,5-20,5-27)

THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
AGNES I. HOFMANN
Estate No.: 77738

NOTICE OF JUDICIAL
PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Alfred J. Szczerbicki for Judicial Probate of the will dated 10/30/1997 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 23, 2010 at 9:30 AM.**

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

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

98071 (5-27,6-3)

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

MECHANIC’S LIEN SALE

Under and by virtue of Commercial Law, Section 16–207 of the Annotated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

2004 INFI GS35
VIN#: JNKC54E24M821132

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday, June 5, 2010, at 10:00 A.M.**

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

Big Tiny's Towing & Auto Clinic;
Lienor

98064 (5-27,6-3)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Joyce Edwards
6712 Poplar Road
Suitland, MD 20746
Defendant

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

Notice is hereby given this 27th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, 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 \$135,000.00. The property sold herein is known as 6712 Poplar Road, Suitland, MD 20746.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
98147 (6-3,6-10,6-17)

NOTICE

IN THE MATTER OF:
JOEL ISSAC TREJO

FOR THE CHANGE OF
NAME TO:
JOEL ISSAC CHICA

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-12100

A Petition has been filed to change the name of JOEL ISSAC TREJO to JOEL ISSAC CHICA.

The latest day by which an objection to the Petition may be filed is June 23, 2010.

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

98144 (6-3)

LEGALS

SALE
Surplus Real Estate
Prince George’s County

Prince George’s County, Maryland, is offering the following surplus property/land for sale. The price listed for each property is the fair market value, and each property is for sale at not less than that price. This offer shall remain open through close of business **June 24, 2010**. Expressions of interest must include a ten percent (10%) earnest money deposit, payable to Prince George’s County, Maryland and must be submitted by close of business **June 24, 2010**. A separate check or money order must be included for each expression of interest. If more than one party wishes to purchase a property, a sealed bid will be requested sometime after the closing date. Information concerning that process will be supplied to all interested parties. **Note: All surplus property/land is sold as is.**

1. Tax account numbers 17-1936350; 17-1937119; 17-1937234; 17-1937382; 17-1936871. Parking spaces P27, T20, T32, T47, T83; located in the Presidential Towers Condominium; Metzertott Road, Hyattsville; fair market value of **\$6,500.00 per parking space**. (Executive Order 41-2003, Map A).
2. Tax account number 01-0079046; 45th Place, Beltsville; 2,666 sq. ft.; fair market value **\$12,000.00** (Resolution No. CR-70-2009 Map 1-A)
3. Tax account number 17-1883446; 18th Avenue, Hyattsville; 11,176 sq. ft.; fair market value **\$36,300.00** (Resolution No. CR-70-2009 Map 2-B)
4. Tax account number 17-1969153; Crosby Road, Hyattsville; 1,413 sq. ft.; fair market value **\$5,650.00** (Resolution No. CR-70-2009 Map 2-C)
5. Tax account number 21-2341162; Berwyn Road, College Park; 2,100 sq. ft.; fair market value **\$8,400.00** (Resolution No. CR-70-2009 Map 3-A)
6. Tax account number 21-2291078; 60th Ave., Berwyn Heights; 6,000 sq. ft.; fair market value **\$720.00** (Resolution No. CR-70-2009 Map 3-B)
7. Tax account number 14-1628981; Lincoln Ave., Glenn Dale; 7,500 sq. ft.; fair market value **\$38,850.00** (Resolution No. CR-70-2009 Map 3-D)
8. Tax account number 19-2157766; 57th Avenue, Riverdale; 10,097 sq. ft.; fair market value **\$60,000.00** (Resolution No. CR-70-2009 Map 3-E)
9. Tax account number 20-2173755; Midra Drive, Lanham; 6,000 sq. ft.; fair market value **\$40,000.00** (Resolution No. CR-70-2009 Map 3-F)
10. Tax account number 20-2173763; Midra Drive, Lanham; 4,000 sq. ft.; fair market value **\$20,000.00** (Resolution No. CR-70-2009 Map 3-G)
11. Tax account number 02-0115667; Lawrence St, Brentwood; 4,000 sq. ft.; fair market value **\$20,000.00** (Resolution No. CR-70-2009 Map 5-A)
12. Tax account number 18-1993740; Oates St., Seat Pleasant; 2,875 sq. ft.; fair market value **\$15,000.00** (Resolution No. CR-70-2009 Map 5-B)
13. Tax account number 18-2012946; 1115 Oates St., Seat Pleasant; 5,750 sq. ft.; fair market value **\$29,000.00** (Resolution No. CR-70-2009 Map 5-C)
14. Tax account number 18-2009397; 1111 Oates St., Seat Pleasant; 5,750 sq. ft.; fair market value **\$20,000.00** (Resolution No. CR-70-2009 Map 5-D)
15. Tax account number 18-2066769; Oates St., Seat Pleasant; 2,875 sq. ft.; fair market value **\$12,000.00** (Resolution No. CR-70-2009 Map 5-E)
16. Tax account number 18-2009124; Kolb Street, Capitol Heights; 4,960 sq. ft.; fair market value **\$24,000.00** (Resolution No. CR-70-2009 Map 5-F)
17. Tax account number 18-2011476; Kolb Street, Capitol Heights; 2,480 sq. ft.; fair market value **\$12,000.00** (Resolution No. CR-70-2009 Map 5-G)
18. Tax account number 13-1415777; Duluth St., Landover; 1,750 sq. ft.; fair market value **\$10,000.00** (Resolution No. CR-70-2009 Map 5-I)
19. Tax account number 13-1415769; Duluth St., Landover; 5,551 sq. ft.; fair market value **\$30,000.00** (Resolution No. CR-70-2009 Map 5-J)
20. Tax account number 18-2116382; 5712 Hemlocktree Lane, Capitol Heights; 6,482 sq. ft.; fair market value **\$39,000.00** (Resolution No. CR-70-2009 Map 5-K)
21. Tax account number 18-2111060; Eastern Ave., Fairmount Heights; 2,600 sq. ft.; fair market value **\$13,000.00** (Resolution No. CR-70-2009 Map 5-L)
22. Tax account number 18-2119816; 5714 Jost Street, Capitol Heights; 10,370 sq. ft.; fair market value **\$52,000.00** (Resolution No. CR-70-2009 Map 5-M)
23. Tax account number 07-0797928; Claggett Landing Rd., Upper Marlboro; .35 AC; fair market value **\$23,000.00** (Resolution No. CR-70-2009 Map 6-A)
24. Tax account number 07-0736504; King Ct., Bowie; 16,502 sq. ft.; fair market value **\$116,000.00** (Resolution No. CR-70-2009 Map 6-B)
25. Tax account number 06-0469254; Ode Rd., District Heights; 10,414 sq. ft.; fair market value \$60,000.00 (Resolution No. CR-70-2009 Map 6-C)
26. Tax account number 03-0229781; 2305 Penrod Ct. Upper Marlboro; 42,735 sq. ft.; fair market value **\$52,000.00** (Resolution No. CR-70-2009 Map 6-D)
27. Tax account number 18-2096634; 308 Carmody Hills Dr., Capitol Heights; 5,000 sq. ft.; fair market value **\$3,750.00** (Resolution No. CR-70-2009 Map 7-A)
28. Tax account number 06-0524272; 1722 Quarter Ave., Capitol Heights; 4,000 sq. ft.; fair market value **\$16,000.00** (Resolution No. CR-70-2009 Map 7-C)
29. Tax account number 13-1474857; New Jersey Ave., Bowie; 7,500 sq. ft.; fair market value **\$11,250.00** (Resolution No. CR-70-2009 Map 7-D)
30. Tax account number 18-2113587; 415 Cedarleaf Ave., Capitol Heights; 4,000 sq. ft.; fair market value **\$3,000.00** (Resolution No. CR-70-2009 Map 7-E)
31. Tax account number 18-2080570; 5213 Doppler St., Capitol Heights; 2,500 sq. ft.; fair market value **\$10,000.00** (Resolution No. CR-70-2009 Map 7-F)
32. Tax account number 18-2006831; Elsa Ave., Landover; 9,375 sq. ft.; fair market value **\$32,000.00** (Resolution No. CR-70-2009 Map 7-K)
33. Tax account number 18-2081156; Elsa Ave., Landover; 14,828 sq. ft.; fair market value **\$3,000.00** (Resolution No. CR-70-2009 Map 7-L)
34. Tax account number 18-2081172; 1212 Gondar Ave., Landover; 5,300 sq. ft.; fair market value **\$21,200.00** (Resolution No. CR-70-2009 Map 7-M)
35. Tax account number 06-0607879; 1903 Houston St., Suitland; 6,806 sq. ft.; fair market value **\$32,000.00** (Resolution No. CR-70-2009 Map 7-O)
36. Tax account number 18-2047595; 421 Cedarleaf, Capitol Heights; 5,100 sq. ft.; fair market value **\$3,825.00** (Resolution No. CR-70-2009 Map 7-P)
37. Tax account number 18-2096642; 419 Goldleaf Ave., Capitol Heights; 4,599 sq. ft.; fair market value **\$3,449.00** (Resolution No. CR-70-2009 Map 7-Q)
38. Tax account number 06-0466839; 4006 Alton St., Capitol Heights; 4,000 sq. ft.; fair market value **\$3,000.00** (Resolution No. CR-70-2009 Map 7-R)
39. Tax account number 06-0550012; Torque St., Capitol Heights; 4,000 sq. ft.; fair market value **\$3,000.00** (Resolution No. CR-70-2009 Map 7-S)
40. Tax account number 18-2015485; Rally Ave., Capitol Heights; 6,000 sq. ft.; fair market value **\$675.00** (Resolution No. CR-70-2009 Map 7-T)
41. Tax account number 05-0353011; Donny Brook Dr.; 6,396 sq. ft.; fair market value **\$9,600.00** (Resolution No. CR-70-2009 Map 8-B)

LEGALS

42. Tax account number 09-0932434; Branch Ave., Clinton; 8,123 sq. ft.; fair market value **\$7,200.00** (Resolution No. CR-70-2009 Map 9-A)
43. Tax account number 05-0374926; 12709 Glynis Road, Clinton; 10,000 sq. ft.; fair market value **\$40,000.00** (Resolution No. CR-70-2009 Map 9-B)
44. Tax account number 05-0374918; 12707 Glynis Road, Clinton; 10,625 sq. ft.; fair market value **\$40,000.00** (Resolution No. CR-70-2009 Map 9-E)
45. Tax account number 05-0381434; 1909 Dale Lane, Accokeek; 20,000 sq. ft., fair market value **\$5,000.00** (Resolution No. CR-70-2009 Map 9-F)
46. Tax account number 05-0381442; 1907 Dale Lane, Accokeek; 20,000 sq. ft., fair market value **\$5,000.00** (Resolution No. CR-70-2009 Map 9-G)
47. Tax account number 09-0971788; 9908 Fox Run Dr., Clinton; .66 AC; fair market value **\$7,200.00** (Resolution No. CR-70-2009 Map 9-J)
48. Tax account number 09-0971796; 9812 Fox Run Dr., Clinton; .76 AC; fair market value **\$8,300.00** (Resolution No. CR-70-2009 Map 9-K)
49. Tax account number 11-1136753; 14133 Brandywine Rd., Brandywine; 6,011 sq. ft.; Appraisal cost & fair market value **\$20,000.00** (Resolution No. CR-70-2009 Map 9-L)
50. Tax account number 09-0909978; Surratts Road, Clinton; 77.50 AC; fair market value **\$465,000.00** (Resolution No. CR-70-2009 Map 9-M)
51. Tax account number 05-0315481; 1606 Airport Lane, Accokeek; 58,500 sq. ft.; fair market value **\$44,000.00** (Resolution No. CR-70-2009 Map 9-N)
52. Tax account number 05-0338848; 14912 Gardner Road, Waldorf; 32,920 sq. ft.; fair market value of **\$28,000.00** (Resolution No. CR-70-2009 Map 9-O)
53. Tax account number 15-1712819; Heathermore Blvd., Upper Marlboro; 12.99 AC, fair market value of **\$1,200,000.00** (Resolution No. CR-70-2009 Map 9-Q)
54. Tax account number 11-1190198; Cedarville Rd., Brandywine; 1.05 AC; fair market value **\$9,000.00** (Resolution No. CR-70-2009 Map 9-BB)
55. Tax account number 11-1191337; 10711 Cedarville Rd., Brandywine; 4.0 AC; fair market value **\$20,000.00** (Resolution No. CR-70-2009 Map 9-CC)
56. Tax account numbers 05-0374751, 05-0374769, 05-0374744; these properties are located at Trafalgar Dr., Ft. Washington; 20,596, 24764, 25759 sq. ft.; fair market value **\$85,000.00, \$90,000.00 & \$90,00.00** (Resolution No. CR-70-2009 Map 9-DD)
57. Tax account number 08-01828863; Horsehead and Rt. 381, Brandywine; 42.88 AC; fair market value of **\$260,000.00** (Resolution No. CR-70-2009 Map 9-EE)
58. Tax account number 08-0835041; Horsehead Rd.; 43,560 sq. ft.; fair market value **\$40,000.00** (Resolution No. CR -70-2009 Map 9-GG)
59. Tax account number 08-0835033; Horsehead Rd.; 43,560 sq. ft.; fair market value **\$40,000.00** (Resolution No. CR-70-2009 Map 9-HH)

Requests for further information, expressions of interest in the purchase of a property, or any objection to the sale of a property should be directed to: The Office of Central Services, 1400 McCormick Drive, Room 336, Largo, Maryland 20774, attn: Land Acquisition and Real Property Division (telephone: 301-883-6450) and must be received before the close of business **June 24, 2010**.

Please see our website below for detailed information
www.princegeorgescountymd.gov/Government/AgencyIndex/CentralServices/larpd.asp

97965 (5-20,5-27,6-3)

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 Croom Station at Chew Road Intersection Improvements, Contract Number 807-H (C), will be received until June 18, 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 One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on May 24, 2010, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation “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	Engineer’s Office Type A
54	UD	Portable Variable Message Sign
1,753	CY	Class 1 Excavation
140	LF	Eighteen Inch (18”) High Density Polyethylene Pipe
2	EA	Standard Concrete End Wall, Type C for 18” Pipe
2,311	SY	Six Inch (6”) Graded Aggregate Base Course
2,089	TON	Hot Mix Asphalt Superpave, Various Mixes
2,874	SY	Milling Hot Mix Asphalt Pavement 0 to 2 Inch
5,500	LF	5 Inch Reflective Thermoplastic Pavement Markings
865	LF	Prince George’s County Standard Concrete Curb and Gutter
406	LF	Galvanized Traffic Barrier W Beam
3,476	SY	Placing Furnished Topsoil 2 Inch or 3 Inch
2,571	SY	Seeding Roadside Areas

3. 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 4, 2010, at 10:00 AM 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. The pre-bid conference will be followed by a site visit on June 7, 2010, at 10:00 AM to look at the existing site conditions and to answer any additional questions.

4. This project requires 20% MBE subcontracting.

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

97967 (5-20,5-27,6-3)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

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)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5530 KAREN ELAINE DRIVE UNIT 1711
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Omotola Coker dated June 12, 2007 and recorded in Liber 28168, Folio 558 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$149,400.00, and an original interest rate of 8.000, 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 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 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 \$16,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

97992(5-20,5-27,6-3)

LEGALS

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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

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Towson, MD 21204
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98161(6-3,6-10,6-17)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5804 KING AUTHUR WAY
GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Chancel Pierre Vainquer and Martine I. Vainquer dated December 19, 2007 and recorded in Liber 29708, Folio 185 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$356,869.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$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

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97993(5-20,5-27,6-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

4605 WINTERBERRY LANE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Franklyn Then dated August 25, 2006 and recorded in Liber 28059, Folio 215 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$190,000.00, and an original interest rate of 4.625, 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 \$20,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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97991(5-20,5-27,6-3)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

11500 N STAR DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Warren A. Small dated April 25, 2007 and recorded in Liber 28618, Folio 337 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000.00, 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 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 \$37,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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606 Baltimore Avenue, Suite 206
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(410) 825-2900 www.mid-atlanticauctioneers.com

97994(5-20,5-27,6-3)

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)

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

MORTGAGE ASSIGNEES' SALE OF IMPROVED
REAL PROPERTY

4810 WOODLAWN DRIVE
HYATTSVILLE, MD 20784

Under and by virtue of a power of sale contained in a certain Mortgage dated November 20, 2000 between Arlene D. Coy and Bertram Coy and Associates Home Equity Services, Inc. and recorded in Liber 14368, Folio 646 among the Land Records of Prince George's County, the holder of the indebtedness secured by said Mortgage having subsequently assigned the Mortgage to Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, or either of them, for purposes of foreclosure by instrument duly executed, acknowledged and recorded among the Land Records of Prince George's County aforesaid, default having occurred under the terms of said Mortgage, and at the request of the party secured thereby, (Case No. CAE10-08716) the undersigned Mortgage Assignees will offer for sale 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 Mortgage. 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 cash or certified funds 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 Mortgage Assignees. 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 Mortgage Assignees 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 Mortgage Assignees 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, Mortgage Assignees

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

98025 (5-20,5-27,6-3)

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

9107 5TH STREET
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Gedila Musa and Mayasara Abdalla dated May 24, 2005 and recorded in Liber 022486, Folio 0126 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,200.00, and an original interest rate of 9.250, 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 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 \$26,000.00 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

98098 (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

5414 WALKER MILL ROAD
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Eliza A. Ross dated March 12, 2004 and recorded in Liber 21976, Folio 530 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$153,000.00, and an original interest rate of 9.500, 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 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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

98097 (5-27,6-3,6-10)

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

2507 KEATING STREET
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Kevin M. Morris dated March 18, 2009 and recorded in Liber 30544, Folio 322 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,895.00, and an original interest rate of 5.000, 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 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 \$25,000.00 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

98099 (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

4904 WHEELER ROAD
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Gamilah N. R. Samad dated May 23, 2008 and recorded in Liber 29784, Folio 77 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$544,185.00, and an original interest rate of 3.820, 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 \$25,000.00 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

98100 (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

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

7719 Normandy Road, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Darryle Brown and Shavon N Brown aka Shavon N Brooks, dated April 21, 2006, and recorded in Liber 25433 at folio 449 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 18, 2010
AT 12:21 PM

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

LOT NUMBERED TWENTY-EIGHT (28), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "LOTS 17-38, INCLUSIVE, BLOCK A, LOTS 17-38, BLOCK B, LOTS 81-98, INCLUSIVE, BLOCK B, LOTS 13-28, INCLUSIVE, BLOCK C, SECTION ONE, PALMER PARK."

The property is improved by a dwelling.

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

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

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

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

98122 (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

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

2313 Medinah Ridge Road, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Dana D Crawford and Brian C Crawford, dated April 25, 2007, and recorded in Liber 28701 at folio 181 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 12:27 PM

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED "I" IN THE SUBDIVISION KNOWN AS "PLAT SEVEN GREENS AT PISCATAWAY GLASSFORD VILLAGE SOUTH".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$57,000.00 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

98124 (6-3,6-10,6-17)

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

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

9111 Briarchip Street, Laurel, Maryland 20708

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

JUNE 18, 2010
AT 12:33 PM

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

LOT 60 IN A SUBDIVISION KNOWN AS "PLAT 1, SNOW HILL MANOR".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

THE PRINCE GEORGE’S POST

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

LEGALS

NOTICE OF PROPOSED RATIFICATION OF SALE OF REAL PROPERTY (Rules 3-644 (D) AND 14-305)

LYNHILL CONDOMINIUM C/O NAGLE & ZALLER 7226 Lee Deforest Dr., Ste. 102 Columbia, MD 21046

Plaintiff/Judgment Creditor

vs.

ROGERS MORGAN 3107 Good Hope Ave., #303 Temple Hills, MD 20748

Defendant/Judgment Debtor

District Court Of Maryland for Prince George's County Located at 14735 Main St., Upper Marlboro, MD 20772

Case No. 0502-22555-2006

Notice is herewith given that the sale of the property at 3107 GOOD HOPE AVE., #303 TEMPLE HILLS, MD 20748 UNIT: N-303, PLAT: BOOK WWW 88 PLATS 31 THROUGH 45, SUB: LYNHILL CONDOMINIUM, LIBER: 4324, FOLIO: 783 mentioned in these proceedings made and reported by the Sheriff of this county will be ratified thirty (30) days from the date of this Notice unless cause to the contrary is shown on or before June 10, 2010 provided that a copy of this Notice be published in some newspaper published in said county or city at least once a week in each of three successive weeks before June 10, 2010.

The report states the amount of the sale to be \$500.00, SOLD TO EL-HADI FARIS.

MARY J. ABRAMS Judge

Dated: 05-11-2010 97950 (5-20,5-27,6-3)

NOTICE

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

vs.

Katina Morris AKA Katina Y Morris

Defendant

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-05657

ORDERED, this 18th day of May, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 17020 Fairway View Lane, Upper Marlboro, Maryland 20772 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 18th 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 18th day of June, 2010, next.

The report states the amount of sale to be \$164,000.00.

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

True Copy—Test: Peggy Magee, Clerk 97981 (5-20,5-27,6-3)

NOTICE

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

vs.

Anthony J Phillips and Mildred L Phillips

Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-05658

ORDERED, this 18th day of May, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13706 Vanderbilt Way, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th 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 18th day of June, 2010, next.

The report states the amount of sale to be \$423,024.00.

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

True Copy—Test: Peggy Magee, Clerk 97938 (5-20,5-27,6-3)

FIRST AMENDED

ORDER OF PUBLICATION

VCRT Trust, LLC C/o De Laurentis, Reiff & Reid, L.L.C. 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

vs.

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

simple in the property and premises situate, described as:

District 06 of Prince George's County, described as follows: Account No. 06128601; known as: Street address of 1118.77 SQ & IMPS GRD A4 SUB LYNHILL UNIT S-401.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 08-34598

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 11th 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 11th 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 20th 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

97937 (5-20,5-27,6-3)

NOTICE

Edward S. Cohn, et al.

Substitute Trustees, Plaintiffs

v.

Santos N. Garcia, et al.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-28043

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

The Report of Sale states the amount of the foreclosure sale price to be \$420,137.53. The property sold herein is known as 1906 Saratoga Drive, Hyattsville, MD 20783.

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

True Copy—Test: Peggy Magee, Clerk

97941 (5-20,5-27,6-3)

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.

Eric L. Harris 5515 Janice Lane Temple Hills, MD 20748

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-02883

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

The Report of Sale states the amount of the foreclosure sale price to be \$308,224.42. The property sold herein is known as 5515 Janice Lane, Temple Hills, MD 20748.

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

True Copy—Test: Peggy Magee, Clerk

97939 (5-20,5-27,6-3)

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.

Inga Reeder 2205 Senator Avenue District Heights, MD 20747

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-25065

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

The Report of Sale states the amount of the foreclosure sale price to be \$285,416.33. The property sold herein is known as 2205 Senator Avenue, District Heights, MD 20747.

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

True Copy—Test: Peggy Magee, Clerk

97942 (5-20,5-27,6-3)

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

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

Substitute Trustees, Plaintiffs

v.

Jonathan E. Johnson 2310 57th Avenue Hyattsville, MD 20785

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-02921

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

The Report of Sale states the amount of the foreclosure sale price to be \$302,650.10. The property sold herein is known as 2310 57th Avenue, Hyattsville, MD 20785.

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

True Copy—Test: Peggy Magee, Clerk

97940 (5-20,5-27,6-3)

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 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
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 "**.

LEGALS

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

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)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

TUESDAY, JUNE 15, 2010

COUNCIL HEARING ROOM

COUNTY ADMINISTRATION BUILDING

UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, June 15, 2010, the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 a.m.

Appointment of the following individual to the Personnel Board for Prince George's County:

Ms. Iristine T. Mackall Appointment Replacing: Ms. Yvonne K. Walker Term Expiring: 12/4/2010

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

98110 (6-3)

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
S10-014	Home Health Homemaking "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/7/2010 @ 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

98112 (6-3)

THE PRINCE GEORGE'S POST

EMAIL: BBOICE@PGPOST.COM

CALL 301-627-0900

FAX 301-627-6260

LEGALS

NOTICE

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

Plaintiffs

vs.

Richard D Williams and
Kimberly N McGilvery

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 10-04500

ORDERED, this 18th day of May, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1206 Dillon Court, Capitol Heights, Maryland 20743 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 18th 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 18th day of June, 2010, next.

The report states the amount of sale to be \$229,767.00.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97980 (5-20,5-27,6-3)

Thomas H. Price, III, PA
13321 New Hampshire Avenue
Suite 110
Silver Spring, MD 20904
301-680-8300

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD JAMES FANNING

Notice is given that Margaret Suit, whose address is 12785 Frederick Road, West Friendship, MD 21794 was on May 11, 2010 appointed personal representative of the estate of Richard James Fanning who died on January 18, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 11th 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.

MARGARET SUIT
Personal Representative

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

Estate No. 84117
97945 (5-20,5-27,6-3)

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.

Oladipo Ayodeji
7601 Fontainebleau Drive Unit
#2314
Hyattsville, MD 20784

Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-40343

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

The Report of Sale states the amount of the foreclosure sale price to be \$170,366.01. The property sold herein is known as 7601 Fontainebleau Drive Unit #2314, Hyattsville, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97943 (5-20,5-27,6-3)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Charles W. Thompson
Sandra Ellis Thompson
1304 Kings Valley Drive
Bowie, MD 20721

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 10-04142

Notice is hereby given this 18th 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 18th 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 18th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$225,000.00. The property sold herein is known as 1304 Kings Valley Drive, Bowie, MD 20721.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97983 (5-20,5-27,6-3)

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.

Jesus S. Romero
Sayda A. Romero
5706 Ottawa Street
Oxon Hill, MD 20745

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 10-02559

Notice is hereby given this 18th 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 18th 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 18th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$311,527.78. The property sold herein is known as 5706 Ottawa Street, Oxon Hill, MD 20745.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97982 (5-20,5-27,6-3)

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

And

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 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
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: 12228
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, CLINTON, MD 20735

16,016.0000 Sq. Ft. & Imps. Clinton View- Lot 57 Blk A
Acct No.: 097660-5
Liber: 12228
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)

**NOTICE OF PROPOSED
RATIFICATION OF SALE
OF REAL PROPERTY**
(Rules 3-644 (D) AND 14-305)

LYNHILL CONDOMINIUM
C/O NAGLE & ZALLER
7226 Lee Deforest Dr., Ste. 102
Columbia, MD 21046

Plaintiff/Judgment Creditor

vs.

GEORGE BRIGHTHAUPT AND
LAURA BRIGHTHAUPT
3103 Good Hope Ave., #603
Temple Hills, MD 20748

Defendant/Judgment Debtor

**District Court Of Maryland
for Prince George’s County
Located at 14735 Main St.,
Upper Marlboro, MD 20772**

Case No. 0502-26234-2006

Notice is herewith given that the sale of the property at 3103 GOOD HOPE AVE., #603 TEMPLE HILLS, MD 20748 UNIT: 5-603, PLAT: BOOK WWW 88 PLATS 31 THROUGH 45, SUB: LYNHILL CONDOMINIUM, LIBER: 4324, FOLIO: 783 mentioned in these proceedings made and reported by the Sheriff of this county will be ratified thirty (30) days from the date of this Notice unless cause to the contrary is shown on or before June 10, 2010 provided that a copy of this Notice be published in some newspaper published in said county or city at least once a week in each of three successive weeks before June 10, 2010.

The report states the amount of the sale to be \$1,250.00, SOLD TO EL-HADI FARIS.

MARY J. ABRAMS
Judge

Dated: 05-11-2010
97951 (5-20,5-27,6-3)

LEGALS

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)

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 14th, 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# 3783B 1976 BAYLINER BUC-CANEER 27 FT
HIN# BLB014B708756
MD# 7896Z
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 3784B 1981 ALLIED YACHT 31FT 7IN SAIL BOAT
OFFICIAL # 637275 NAME OF BOAT “SOLUS”
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 3785B 1984 CARVER 32FT 7IN
HIN# CDR200890384
MD# 9214AK
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 3786B 1989 TROJAN 37FT
HIN# TRJKL012K889
MD# 2538CB
OFFICIAL# 1093514 NAME ON BOAT “SPARE TIME”
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 3787B 1965 JENSEN 30 FT MD# 9014BG
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 3788B 1969 MORGAN 25 FT MD# 3996BW
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 3790B 1973 RANGER 29FT HIN# RAY291810573
MD# 7705U
FERRT POINT MARINA YACHT YARD
700 MILL CREEK ROAD
ARNOLD

LOT# 3791B 1973 IRWIN 28FT SAIL BOAT
HIN# XYM282651173
MD# 0694U
FERRT POINT MARINA YACHT YARD
700 MILL CREEK ROAD
ARNOLD

LOT# 4773 1972 MERCEDES 450SL VIN# 107 044 12-005720
NAZ AUTO SALES
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
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
6900 Hawthorne Street, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Paulette Bacchus, dated July 27, 2007, and recorded in Liber 28433 at folio 258 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 9, 2010
AT 12:03 PM

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

BEING KNOWN AND DESIGNATED AS UNIT 6900, 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 \$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 AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

97976 (5-20,5-27,6-3)

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

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

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

By virtue of the power and authority contained in a Deed of Trust from Barook Harris and Mary Harris, dated April 12, 2007, and recorded in Liber 27716 at folio 042 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 9, 2010
AT 12:06 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$59,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97977 (5-20,5-27,6-3)

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

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)

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**

**3721 IDOLSTONE LANE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from James Kelly, a/k/a James Joseph Kelly and Melinda Kelly dated August 29, 2003 and recorded in Liber 18163, Folio 530 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 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

98103 (5-20,5-27,6-3)

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

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

**9703 TUCKERMAN STREET
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Henry H. Pineda and Claudia I. Galindo dated November 11, 2003 and recorded in Liber 18633, Folio 7 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$166,000.00, 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 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 \$15,500.00 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

98106 (5-20,5-27,6-3)

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**

**12113 WESTLOCK PLACE
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust from Levi J. Harvin and Charlene Harvin dated April 13, 2004 and recorded in Liber 19589, Folio 499 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$464,750.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$46,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
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

98162 (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**

**3008 NORTH DALE LANE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Ndeye Fatsy Diouf dated January 30, 2007 and recorded in Liber 027212, Folio 0342 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, and an original interest rate of 7.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 22, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 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

98163 (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**

**10017 CAMPUS WAY SOUTH UNIT # 116
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Eric Sneed and Robin Sneed dated November 16, 2007 and recorded in Liber 29041, Folio 483 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$194,400.00, 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 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 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 \$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.

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

98015 (5-20,5-27,6-3)

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

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

**14242 OXFORD DRIVE
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Ademuyiwa Idowu dated February 7, 2005 and recorded in Liber 21472, Folio 417 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$124,200.00, and an original interest rate of 5.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

98018 (5-20,5-27,6-3)

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)

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 18, 2010
AT 12:48 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 \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98129(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)

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)

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)

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 CONDO-MINIUM 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

ORDER OF PUBLICATION

RANDOLPH N. BENNETT
 Plaintiff
 vs.

MOHAMMED TAQIUDDIN
 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 TAQIUDDIN, MAHAMMED ET AL, AKA TAQIUDDIN, 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)

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

v.

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

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)

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 WILLIS 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

v.

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

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)

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.

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

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)

NOTICE

IN THE MATTER OF:
 DIRREL TAKWA ACHA

FOR THE CHANGE OF NAME TO:
 DIRRELL NWAFA ACHA

In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-13436

A Petition has been filed to change the name of DIRRELL TAKWA ACHA to DIRRELL NWAFA ACHA.

The latest day by which an objection to the Petition may be filed is June 23, 2010.

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

98140 (6-3)

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.

Drapher A. Pagan
 Lolita Jackson
 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

vs.

Darlene D Alazi and
 Jimmy Alazi

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

v.

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)

NOTICE

IN THE MATTER OF:
 MELISSA JOHANNA LOPEZ

FOR THE CHANGE OF NAME TO:
 MELISSA JOHANNA MENDIZABAL

In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-12106

A Petition has been filed to change the name of MELISSA JOHANNA LOPEZ to MELISSA JOHANNA MENDIZABAL.

The latest day by which an objection to the Petition may be filed is June 24, 2010.

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

98142 (6-3)

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:
 YESICA ZAVALA ZETINO

FOR THE CHANGE OF NAME TO:
 JESSICA ZAVALA ZETINO

In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-12105

A Petition has been filed to change the name of YESICA ZAVALA ZETINO to JESSICA ZAVALA ZETINO.

The latest day by which an objection to the Petition may be filed is June 23, 2010.

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

98143 (6-3)

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.

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*