

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
1702 Redbud Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Michael Flament and D Monique Flament aka Dario M Flament, dated November 8, 2006, and recorded in Liber 26416 at folio 445 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 12:21 PM

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

LOT NUMBERED 38, IN BLOCK "C", AS SHOWN ON PLAT ENTITLED, "PLAT 2 OF 6, RAMBLEWOOD" .

The property is improved by a dwelling.

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

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

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

98059 (5-27,6-3,6-10)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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.

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)

The Prince George’s Post
Newspaper Wishes Everyone a
Safe and Happy Weekend

NOTICE

IN THE MATTER OF:
CHIEME OBINNA NWOSU

FOR THE CHANGE OF
NAME TO:
CHIEME OBINNA JONGO

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-12514

A Petition has been filed to change the name of CHIEME OBINNA NWOSU to CHIEME OBINNA JONGO.

The latest day by which an objection to the Petition may be filed is June 18, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George’s County, Maryland
98086 (5-27)

NOTICE

IN THE MATTER OF:
OLUFEMI IBRAHIM

FOR THE CHANGE OF
NAME TO:
OLUFEMI ABRAHAM

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-09199

A Petition has been filed to change the name of OLUFEMI IBRAHIM to OLUFEMI ABRAHAM.

The latest day by which an objection to the Petition may be filed is June 18, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George’s County, Maryland
98089 (5-27)

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 Guitierrez 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)

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

11404 PITSEA DRIVE
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Archie D. Joiner dated December 20, 2006 and recorded in Liber 28382, Folio 227 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$317,600.00, and an original interest rate of 9.900, 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 1, 2010 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

97932 (5-13,5-20,5-27)

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)

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

8406 MIMOSA AVENUE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Aimee M. Jones dated September 26, 2006 and recorded in Liber 026947, Folio 0163 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 8.400, 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 1, 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 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

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

97915 (5-13,5-20,5-27)

LEGALS

NOTICE

BROOKSIDE PARK
CONDOMINIUM, INC

vs.

Plaintiff

VARONICA S. BOYD
A/K/A VARONICA R. STANTON

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02248

Notice is hereby given this 7th day of May, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 522 Wilson Bridge Drive, #C-2, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Kia Washington, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th 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 (3) successive weeks before the 7th day of June, 2010; next.

The report of sale states that the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior deed of trust having an unpaid principal balance of \$181,899.74, as of March 30, 2010; a Notice of Lien in the original principal amount of \$784.33, filed January 29, 2003, indexed as NL 947-082 among the Land Records of Prince George's County, Maryland; and any other prior liens, judgments or deeds of trust.

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

True Copy—Test:
Peggy Magee, Clerk

97884 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees

vs.

ALPHEUS C. DEMESME, JR.
1306 Jefferson Road
Ft. Washington, MD 20744-2845

and

FAREEDA B. DEMESME
1306 Jefferson Road
Ft. Washington, MD 20744-2845

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02867

Notice is hereby given this 7th day of May, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1306 Jefferson Road, Ft. Washington, MD 20744-2845, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 7th 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 7th day of June, 2010; next.

The Report of Sale states the amount of sale to be One Hundred Twenty Four Thousand and 00/100 Dollars (\$124,000.00).

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

True Copy—Test:
Peggy Magee, Clerk

97888 (5-13,5-20,5-27)

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.

Pearl F. Davis, Deceased
Martin G. Oliverio, Esq., Personal Representative,
for the Estate of Pearl F. Davis
Martin G. Oliverio, Esq., Personal Representative,
for the Estate of Pearl F. Davis
7403 Drumlea Road
Capitol Heights, MD 20743

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-38821

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$215,269.39. The property sold herein is known as 7403 Drumlea Road, Capitol Heights, MD 20743.

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

True Copy—Test:
Peggy Magee, Clerk

97857 (5-13,5-20,5-27)

NOTICE

BROOKSIDE PARK
CONDOMINIUM, INC

vs.

Plaintiff

CARL V. ALLEN
a/k/a CARL ALLEN

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-39487

Notice is hereby given this 7th day of May, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 532 Wilson Bridge Drive, #B-1, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Kia Washington, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th 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 (3) successive weeks before the 7th day of June, 2010; next.

The report of sale states that the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior deed of trust dated January 13, 2006, recorded in Liber 24206, folio 678, among the Land Records of Prince George's County, Maryland, having an original principal balance of \$119,250.00, and any other prior liens, judgments or deeds of trust.

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

True Copy—Test:
Peggy Magee, Clerk

97883 (5-13,5-20,5-27)

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 I. Medley
Laura L. Medley, Occupant
Diane Rivers, Personal Representative for the Estate of Laura C. Medley
17101 Livingston Road
Accokeek, MD 20607

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-38820

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$324,179.73. The property sold herein is known as 17101 Livingston Road, Accokeek, MD 20607.

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

True Copy—Test:
Peggy Magee, Clerk

97858 (5-13,5-20,5-27)

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.

Glenn Grayer aka Glenn Grayer II, II
Latesha Grayer aka Latesha Love-Grayer
Latesha Grayer Latesha Love-Grayer
12319 Kembridge Drive
Bowie, MD 20715

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-41512

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$412,101.63. The property sold herein is known as 12319 Kembridge Drive, Bowie, MD 20715.

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

True Copy—Test:
Peggy Magee, Clerk

97866 (5-13,5-20,5-27)

THE PRINCE
GEORGE'S POST
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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.

Donald N. Dike
604 Dwyer Place
Upper Marlboro, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-36580

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$356,188.42. The property sold herein is known as 604 Dwyer Place, Upper Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk

97860 (5-13,5-20,5-27)

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.

Herbert L. Smith
910 Minna Avenue
Capitol Heights, MD 20743

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-34232

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foredclure sale price to be \$114,173.82. The property sold herein is known as 910 Minna Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:
Peggy Magee, Clerk

97861 (5-13,5-20,5-27)

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.

Dionne Duren
Occupant,
Patrick Schumate
1106 Merganser Court
Upper Marlboro, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-03049

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$345,600.00. The property sold herein is known as 1106 Merganser Court, Upper Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk

97862 (5-13,5-20,5-27)

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.

Shelia J. Wiggins
Sheila J. Wiggins
Eugene Edward Spence, Jr.
Dorothy Leann Wiggins
2814 Arden Forest Lane
Bowie, MD 20716

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-36500

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$345,900.00. The property sold herein is known as 2814 Arden Forest Lane, Bowie, MD 20716.

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

True Copy—Test:
Peggy Magee, Clerk

97865 (5-13,5-20,5-27)

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.

Jose R. Blanco
5407 Macbeth Street
Hyattsville, MD 20784

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-22699

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$198,407.82. The property sold herein is known as 5407 Macbeth Street, Hyattsville, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk

97863 (5-13,5-20,5-27)

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.

Fernando A. Montano
16204 Laurel Ridge Drive
Laurel, MD 20707

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-15342

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$358,189.12. The property sold herein is known as 16204 Laurel Ridge Drive, Laurel, MD 20707.

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

True Copy—Test:
Peggy Magee, Clerk

97864 (5-13,5-20,5-27)

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.

Cheryl D. Pringle
Randy L. Harris
Randy Harris
8424 Thornberry Drive West
Upper Marlboro, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-38319

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$307,704.22. The property sold herein is known as 8424 Thornberry Drive West, Upper Marlboro, MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk

97859 (5-13,5-20,5-27)

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.

Yordanos E. Andemichael
Solomon Gherezgher
9111 Constantine Drive
Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-08902

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$342,267.20. The property sold herein is known as 9111 Constantine Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk

97867 (5-13,5-20,5-27)

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.

Jacqueline Brooks-Asuquo
112 Manor Terrace
Hyattsville, MD 20785

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-16892

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$306,491.36. The property sold herein is known as 112 Manor Terrace, Hyattsville, MD 20785.

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

True Copy—Test:
Peggy Magee, Clerk

97868 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Carlos A. Abreu
Sonia N. Abreu
6200 Forest Road
Cheverly, MD 20785

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02574

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$215,000.00. The property sold herein is known as 6200 Forest Road, Cheverly, MD 20785.

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

True Copy—Test:
Peggy Magee, Clerk

97869 (5-13,5-20,5-27)

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.

Hector R. Guevara
Maria A. Alvarenga
6014 84th Ave
New Carrollton, MD 20784

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02573

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$334,164.16. The property sold herein is known as 6014 84th Ave, New Carrollton, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk

97871 (5-13,5-20,5-27)

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 Richburg
5462 85th Avenue #2
New Carrollton, MD 20784

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02578

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$50,850.00. The property sold herein is known as 5462 85th Avenue #2, New Carrollton, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk

97870 (5-13,5-20,5-27)

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.

Carol Trowell
Theodore Trowell, Jr. (Deceased)
10915 Trafton Drive
Upper Marlboro, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04146

Notice is hereby given this 6th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$199,481.00. The property sold herein is known as 10915 Trafton Drive, Upper Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk

97872 (5-13,5-20,5-27)

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.

Hekima K. Wallace

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
 3008 Bellamy Way, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Sherice A Smalls, dated June 22, 2006, and recorded in Liber 26692 at folio 675 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 4, 2010
 AT 12:09 PM

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

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

The property is improved by a dwelling.

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

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

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

97968 (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
 2208 Herring Creek Drive, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Stefond Johnson and Pamela Hillsman Johnson, dated April 11, 2007, and recorded in Liber 27895 at folio 624 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 2, 2010
 AT 12:48 PM

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

LOT TWENTY-TWO (22), BLOCK D, GREENS AT PISCATAWAY GLASS-FORD 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 \$55,000.00 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

97854
 (5-13,5-20,5-27)

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
 14311 Dover Court, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Latasha Matthews and Johnnie C. Matthews Jr, dated December 16, 2008, and recorded in Liber 30291 at folio 579 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 2, 2010
 AT 12:03 PM

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

LOT NUMBERED SEVENTY-ONE (71), IN THE SUBDIVISION KNOWN AS "SECTION 5, PLAT TWO, LAUREL LAKES".

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 AND AARON D. NEAL
 Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

97841
 (5-13,5-20,5-27)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 12904 Applecross Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Brandi Calhoun, dated May 18, 2007, and recorded in Liber 28024 at folio 638 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 2, 2010
 AT 12:18 PM

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

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

The property is improved by a dwelling.

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

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

97845
 (5-13,5-20,5-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

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

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

JUNE 2, 2010
 AT 12:06 PM

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

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

The property is improved by a dwelling.

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

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

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

97842
 (5-13,5-20,5-27)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

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

By virtue of the power and authority contained in a Deed of Trust from Flora Guerrero, Karina Guerrero and Francisco Guerrero, dated November 21, 2006, and recorded in Liber 026856 at folio 0407 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 2, 2010
 AT 12:24 PM

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

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

The property is improved by a dwelling.

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

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

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

97847
 (5-13,5-20,5-27)

THE PRINCE GEORGE'S POST

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

LEGALS

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Inga Reeder
 2205 Senator Avenue
 District Heights, MD 20747

Defendant

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAÉ 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)

Esther A. Streete, Esquire
 McNamee, Hosea
 6411 Ivy Ln, Ste. 200
 Greenbelt, MD 20770
 301-441-2420

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 GENEVIEVE HULVEY

Notice is given that Chris W. Hulvey, whose address is 106 Quailwood Parkway, La Plata, MD 20646 was on May 3, 2010 appointed personal representative of the estate of Genevieve Hulvey who died on March 9, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 3rd 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.

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

Estate No. 81775
 97892 (5-13,5-20,5-27)

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.

Eulabelle Mason
 Monica Thomas
 Kheystone Financial Management,
 LLC
 7630 Oxman Road
 Landover, MD 20785

Defendants

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAÉ 10-04525

Notice is hereby given this 7th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$36,000.00. The property sold herein is known as 7630 Oxman Road, Landover, MD 20785.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97885 (5-13,5-20,5-27)

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. CAÉ 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)

Karen Scott Mims, Esq.
 10500 Little Patuxent Parkway
 Ste. 650
 Columbia, Maryland 21044
 410-539-0500

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 RICKY NORRIS

Notice is given that Gail Norris, whose address is 14907 River Chase, Bowie, MD 20715 was on April 28, 2010 appointed personal representative of the estate of Ricky Norris, who died on February 3, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 28th day of October, 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.

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

Estate No. 84505
 97893 (5-13,5-20,5-27)

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. CAÉ 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)

LEGALS

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
*S10-084	Landscaping Services – RESTRICTED TO CERTIFIED MBE’S “EXTENDED”	Pre-bid Conference: OCCURRED Opens: 6/9/2010 @ 3:00 p.m.	\$5.50
S10-091	Street Sweeping Services	Pre-bid Conference: 6/10/10 @ 10:00 a.m. Opens: 6/25/10 @ 3:00 p.m.	\$5.50

PRINCE GEORGE’S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
 JACK B. JOHNSON
 County Executive
 98085 (5-27)

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 “.

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)

NOTICE

IN THE MATTER OF:
 SAFURATU BARYOH

FOR THE CHANGE OF
 NAME TO:
 SAFURATU AJAYI-PORTER

In the Circuit Court for
 Prince George’s County, Maryland
 Case No. CAE 10-09328

A Petition has been filed to change the name of SAFURATU BARYOH to SAFURATU AJAYI-PORTER.

The latest day by which an objection to the Petition may be filed is June 18, 2010.

Peggy Magee
 Clerk of the Circuit Court for
 Prince George’s County, Maryland
 98088 (5-27)

NOTICE

IN THE MATTER OF:
 PAUL GREGOREY RUFFIN

FOR THE CHANGE OF
 NAME TO:
 JUSTICE GABRIEL RICHARD-
 SON

In the Circuit Court for
 Prince George’s County, Maryland
 Case No. CAE 10-07744

A Petition has been filed to change the name of PAUL GRE-GOREY RUFFIN to JUSTICE GABRIEL RICHARDSON.

The latest day by which an objection to the Petition may be filed is June 18, 2010.

Peggy Magee
 Clerk of the Circuit Court for
 Prince George’s County, Maryland
 98092 (5-27)

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.

Dana N. Thompson,
 aka Dand N. Thompson Dorsey fka
 Dana Thompson Brown
 4510 Running Deer Way
 Bowie, MD 20720

Defendant

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAÉ 10-04538

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$301,967.26. The property sold herein is known as 4510 Running Deer Way, Bowie, MD 20720.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97879 (5-13,5-20,5-27)

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.

Gwendolyn L. Davis
 Lindon Davis
 6505 Greig Street
 Capitol Heights, MD 20743

Defendants

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAE 10-04141

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$224,221.51. The property sold herein is known as 6505 Greig Street, Capitol Heights, MD 20743.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97880 (5-13,5-20,5-27)

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.

Jose S. Hernandez
 Norma Hernandez
 11362 Cherry Hill Road, Unit #202
 Beltsville, MD 20705

Defendants

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAÉ 10-03784

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$139,961.19. The property sold herein is known as 11362 Cherry Hill Road, Unit #202, Beltsville, MD 20705.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97881 (5-13,5-20,5-27)

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.

Leon Williams
 Sandra R. Williams
 8611 Shorthills Court
 Clinton, MD 20735

Defendants

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAÉ 10-02890

Notice is hereby given this 7th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$373,921.14. The property sold herein is known as 8611 Shorthills Court, Clinton, MD 20735.

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

True Copy—Test:
 Peggy Magee, Clerk
 97887 (5-13,5-20,5-27)

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.

Michael Eugene Jones
 9340 Darcy Road
 Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince
 George’s County, Maryland
 Case No. CAÉ 10-02895

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$114,000.00. The property sold herein is known as 9340 Darcy Road, Upper Marlboro, MD 20774.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97882 (5-13,5-20,5-27)

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

Defendants

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

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the TENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

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

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

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

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

ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

PEGGY MAGEE

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

True Copy—Test:

Peggy Magee, Clerk

98028

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

ORDER OF PUBLICATION

MOHAMAD AL-SHALABI

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

Plaintiff

vs.

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

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

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

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

Defendants

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

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

Defendants

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

Defendants

And

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

5,750.0000 Sq. Ft. & Imps. Cedar Valley Lot 24 Blk C

Acct No.: 051543-7 Liber: 07453 Folio: 798 Assmt: \$210,020

Ass'd to: Gerrick & Diedre M. Hill

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

Defendants

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,

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

Defendants

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.

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

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#:: JNKC V54E24M821132

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)

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

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR CHILD

Adoption No. CAA10-13947

NOTICE TO UNKNOWN FATHER

To: **UNKNOWN BIRTH FATHER:** You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Adoption No. CAA10-13947. All persons who believe themselves to be parent of a male child born on May 23, 2000, in Washington, D. C., to MIA NICHELLE DUNCAN, born May 7, 1968, shall file a written response. A copy of the show cause order may be obtained from the Clerk’s Office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George’s County , Maryland area and on the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

98109 (5-27)

NOTICE

IN THE MATTER OF:
CAROLINE MARIAN ROBERTS

FOR THE CHANGE OF NAME TO:
OLUFUNTO CAROLINE MARIAN ROBERTS

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-08534

A Petition has been filed to change the name of CAROLINE MARIAN ROBERTS to OLUFUNTO CAROLINE MARIAN ROBERTS.

The latest day by which an objection to the Petition may be filed is June 18, 2010.

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

98091 (5-27)

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

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
1973 Beecham Court, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Stephen Osei and Sandra Osei, dated May 16, 2007, and recorded in Liber 28181 at folio 541 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 12:00 NOON

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

LOT NUMBERED FIFTY-FOUR (54) IN BLOCK LETTTERED "F" THE SUBDIVISION KNOWN AS "PLAT SIX (6), WOODVIEW 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98052 (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
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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
7208 Donnell Place, Unit B-2, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Christopher Cole, dated July 6, 2007, and recorded in Liber 28296 at folio 268 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 2, 2010
AT 12:27 PM

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

BEING CONDOMINIUM UNIT NO. 7208-B-2 IN HOLLY HILL CONDO-MINIUM.

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

97848 (5-13,5-20,5-27)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

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

JUNE 2, 2010
AT 12:36 PM

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

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

The property is improved by a dwelling.

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

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

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

97851 (5-13,5-20,5-27)

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
9611 Franklin Avenue, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Adebola A Alafe, dated March 5, 2007, and recorded in Liber 27495 at folio 404 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned 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 2, 2010
AT 12:21 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the 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 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

97846 (5-13,5-20,5-27)

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
5207 Edgewood Road, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Deborah A Gooding, dated April 24, 2006, and recorded in Liber 25014 at folio 304 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 2, 2010
AT 12:42 PM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TEN (10) IN BLOCK LETTERED "W" IN A SUBDIVISION KNOWN AS "HOLLY-WOOD".

The property is improved by a dwelling.

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

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

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

97852 (5-13,5-20,5-27)

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
12726 Radburn Place, Fort Washington, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Mukbil Nureta, dated April 23, 2004, and recorded in Liber 19613 at folio 720 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 2, 2010
AT 12:00 NOON

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

BEING LOT NUMBERED TWO (2) IN BLOCK LETTERED "D" IN PLAT TWO, SECTION TWO TANTALLON 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 \$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

97974 (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
5416 Thomas Sim Lee Terrace, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn R Holt, dated October 24, 2006, and recorded in Liber 27461 at folio 182 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 2, 2010
AT 12:45 PM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 61 IN BLOCK LETTERED "A" THE SUBDIVISION KNOWN AS "PLAT FOUR 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 \$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

97853 (5-13,5-20,5-27)

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

Defendants

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

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

Plaintiffs

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)

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

In The Estate Of:
RODGER RANKIN
Estate No.: 82459

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 02/09/2009 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

97948 (5-20,5-27)

File: 08-PG-DR-3352

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

Plaintiff

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 LYNNHILL 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

vs.

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

vs.

Calvin J. Brooks
11621 35th Avenue
Beltsville, MD 20705

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02577

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$176,000.00. The property sold herein is known as 11621 35th Avenue, Beltsville, MD 20705.

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

True Copy—Test:
Peggy Magee, Clerk

97875 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Calvin J. Brooks
11621 35th Avenue
Beltsville, MD 20705

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02577

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$176,000.00. The property sold herein is known as 11621 35th Avenue, Beltsville, MD 20705.

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

True Copy—Test:
Peggy Magee, Clerk

97875 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Calvin J. Brooks
11621 35th Avenue
Beltsville, MD 20705

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02577

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$176,000.00. The property sold herein is known as 11621 35th Avenue, Beltsville, MD 20705.

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

True Copy—Test:
Peggy Magee, Clerk

97875 (5-13,5-20,5-27)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Stalin Mendez Guerra,
aka Stalin A. Mendez Guerra
Florangel Pena
Stalin Mendez Guerra,
a/k/a Stalin A. Mendez Guerra
1520 Electric Avenue
Hyattsville/Landover, MD 20785

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-40349

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$67,500.00. The property sold herein is known as 1520 Electric Avenue, Hyattsville/Landover, MD 20785.

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

True Copy—Test:
Peggy Magee, Clerk

97877 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Zoila M. Bonilla
Karla M. Hernandez
7994 Riggs Road
Hyattsville, MD 20783

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04409

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$124,497.00. The property sold herein is known as 7994 Riggs Road, Hyattsville, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk

97878 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Surinder K. Grover
1836 Metzertott Road Unit #919
Adelphia, MD 20783

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-01658

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$191,243.87. The property sold herein is known as 1836 Metzertott Road Unit #919, Adelphia, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk

97876 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Surinder K. Grover
1836 Metzertott Road Unit #919
Adelphia, MD 20783

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-01658

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$191,243.87. The property sold herein is known as 1836 Metzertott Road Unit #919, Adelphia, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk

97876 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Surinder K. Grover
1836 Metzertott Road Unit #919
Adelphia, MD 20783

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-01658

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$191,243.87. The property sold herein is known as 1836 Metzertott Road Unit #919, Adelphia, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk

97876 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Surinder K. Grover
1836 Metzertott Road Unit #919
Adelphia, MD 20783

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-01658

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$191,243.87. The property sold herein is known as 1836 Metzertott Road Unit #919, Adelphia, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk

97876 (5-13,5-20,5-27)

Call Today to

Place

Your Legal

Ads!

301-627-0900

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Lamont Price
Simone Henry Price
7648 South Arbory Lane Unit #319
Laurel, MD 20707

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-12389

Notice is hereby given this 7th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$222,479.88. The property sold herein is known as 7648 South Arbory Lane Unit #319, Laurel, MD 20707.

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

True Copy—Test:
Peggy Magee, Clerk

97891 (5-13,5-20,5-27)

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 7th, 2010. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 3781 2003 DODGE TRUCK
Grand Caravan-V6
VIN# 2D4GP443X3R230017
FAYETTE STREET SALES
3225 E FAYETTE ST
BALTIMORE

LOT# 3792B 1972 PEARSON 30 FT BOAT
HIN# NO HULL # ON BOAT
MD# 7828P
ORCHARD BEACH MARINA
C/O 2030 CHESAPEAKE HARBOR D
ANNAPOLIS

LOT# 4629B 1942 FITZGERALD 30 FT MD# 0262AL
TALL TIMBERS MARINA
PO BOX 9
TALL TIMBERS

LOT# 4678B 1972 PEARSON 26FT HIN# NO HULL # ON BOAT
MD# 5723B
FERRT POINT YACHT SERVICES LLC
700 MILL CREEK ROAD
ARNOLD

LOT# 4821 2002 FORD WIND-STAR
VIN# 2FMDA53442BA65733
FLEET MAINTENANCE CENTER
5700 SHERIFF ROAD
CAPITOL HEIGHTS

LOT# 4727 2002 JAGUAR X-Type-V6
VIN# SAJEA51D02XC81152
FIVE STAR TRANSMISSIONS
3 HARKO CT
BALTIMORE

LOT# 4820 1999 FORD TRUCK Ranger-V6
VIN# 1FTYR10C3XP08139
J-TECH TRANSMISSIONS
7907 BRANCH AVE
CLINTON

LOT# 4830 2004 DODGE RAM 1500
VIN# 1D7HU18D14J117032
JAY-TEES TOWING AND SERVICE
6216 DOWER HOUSE ROAD
UPPER MARLBORO

LOT# 4831 2007 MERCEDES-BENZ SLK Class
VIN# WDBWK73F37F140711
EURO MOTORCARS BODY SHOP
5511 NICHOLSON LA
ROCKVILLE

LOT# 4833 1999 FREIGHTLINER CONV TRACTOR
VIN# 1FUYSZB1XLF32195
MARYLAND TRACTOR & TRAILER SVC INC
4615 HOLLINS FERRY RD
BALTIMORE

LOT# 4834 2001 CHEVROLET BLAZER
VIN# 1GNDT13W312174513
TRUSTWORTHY AUTO REPAIR & SERVICE

4415 PARK HGTS AVE
BALTIMORE

LOT# 4835 1998 FORD EXPLORER
VIN# 1FMYU24XXWUD14133
T A T AUTOMOTIVE
3807 NORTH POINT BLVD
BALTIMORE

LOT# 4837 2004 SUZUKI Verona-I6
VIN# KL5VM52L64B115605
CARS AUTO SALES
15520 GEORGIA AVE
ROCKVILLE

LOT# 4838 1998 CADILLAC Seville-V8
VIN# 1G6KY5490WU923543
M & K AUTOMOTIVE
300 EASTERN BLVD
ESSEX

LOT# 4839 2004 INFINITI FX35
VIN# JNRAS08W94X217342
1 FRESH START AUTOMOTIVE
5000 WABASH AVE #102
BALTIMORE

LOT# 4654B 1987 Chriscraft 42 Ft Boat
Official# 908411 "Josophia" or "Full Moon"
HIN# CCNYB206F687
MD# 5956D
Pasadena Yacht Yard
8631 Ft Smallwood Rd
Pasadena

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

97979 (5-20,5-27)

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)

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

In The Estate Of:
HAROLD A. RICE
Estate No.: 84292

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

97949 (5-20,5-27)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Tekogan Mensah-Neglokpe
3321 Pinevale Avenue
District Heights, MD 20747

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-41511

Notice is hereby given this 7th 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 7th 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 7th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$255,723.21. The property sold herein is known as 3321 Pinevale Avenue, District Heights, MD 20747.

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

True Copy—Test:
Peggy Magee, Clerk

97889 (5-13,5-20,5-27)

NOTICE

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

Plaintiffs

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)

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

In The Estate Of:
JOAN E. RADCLIFFE
Estate No.: 84409

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Alfred J. Szczerbicki for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on

LEGALS

NOTICE

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

vs.

Richard D Williams and
Kimberly N McGilvery

Plaintiffs

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)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Victor Fomba
a/k/a Victor N. Fomba
Ignatius Mbah
Denis T. Acha
4302 Queensbury Road
Hyattsville, MD 20781

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-03758

Notice is hereby given this 10th 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 10th 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 10th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$153,000.00. The property sold herein is known as 4302 Queensbury Road, Hyattsville, MD 20781.

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

True Copy—Test:
Peggy Magee, Clerk

97874 (5-13,5-20,5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Eric L. 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)

NOTICE

Notice of Disinterment Authorization is being requested from the States Attorney's Office for Prince Georges County, Maryland to disinter the remains of Virginia DeMarco and Craig M. DeMarco from Resurrection Cemetery, Clinton, Maryland, section 126 lot 1405 sites 5-6 and reinter their remains in Resurrection Cemetery in section 6/152 lot 3530 sites 5-6. The reason for disinterment is that the remains of Virginia DeMarco and Craig DeMarco will be moved into the family section. This request is being made by Peter DeMarco, son of Virginia DeMarco and father of Craig M. DeMarco.

98065 (5-27)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

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

vs.

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

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

LEGALS

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: 11228
Folio: 146
Assmt: \$263,810
Ass'd to: Nokama J. Smith

Defendants

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

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

8806 JUNALUSKA TER, CLINTON, MD 20735

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

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)

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
Ass'd: \$149,333
Ass't 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
17412 LIVINGSTON ROAD
ACCOKEEK

LOT# 4807 1996 JAYCO CAMPER TRAILER
VIN# 1UJAJ01G0T1BJ0352
GATEWAY TRUCKING INC
12654 OCEAN GATEWAY
CORDOVA

LOT# 4822 2000 AEROLITE CAMPER TRAILER
VIN# 4PXT42322Y4018334
MIDWAY MOTORS SALES
10742 GRAYS CORNER RD
BERLIN

LOT# 4836B 1987 LARSON 25FT HIN# LAR09181J687
MD# 8937AS
GEORGE AND SON TOWING
771 290TH STREET
PASADENA

LOT# 4840 2006 DODGE Magnum-V6
VIN# 2D4FV47T66H255276
DARCARS CHRYSLER JEEP
DODGE MARLOW HTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 4841 2003 JEEP Liberty-V6 VIN# 1J4GL58K23W666586
DARCARS CHRYSLER JEEP
DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 4842 2004 PONTIAC Grand Prix-V6
VIN# 2G2WP522941298421
DOBBIN AUTO BODY INC
6460 DOBBIN CENTER WAY
COLUMBIA

LOT# 4843 1993 TOYOTA Camry
VIN# 4T1SK12E1PU262755
CURTIS TIRE CENTER, INC.
21290 GREAT MILLS ROAD
LEXINGTON PARK

LOT# 4844 1997 HONDA Civic-4 Cyl.
VIN# 2HGEJ854XVH512981
GOTTS GARAGE
57 E CHESAPEAKE BCH RD POB 34
OWINGS

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

98084 (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

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
302 Bentwood Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Patricia N Dunn, dated June 1, 2005, and recorded in Liber 22562 at folio 723 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 12:06 PM

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

LOT NUMBERED FIVE (5) IN BLOCK LETTERED "C" IN SECTION TWO (2) IN THE SUBDIVISION KNOWN AS "TOR BRYAN 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 \$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

98054 (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)

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**

**9498 NOTTINGHAM DRIVE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Fredrick P. Crowell, II. dated June 10, 2008 and recorded in Liber 29790, Folio 300 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$354,438.00, and an original interest rate of 5.500, 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 1, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$38,000.00 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

97928 (5-13,5-20,5-27)

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

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

**3908 EMBLEM CORNER ROAD
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Olayinka Idowu dated May 11, 2007 and recorded in Liber 27927, Folio 626 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$345,000.00, and an original interest rate of 7.990, 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 1, 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 \$35,500.00 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

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

97931 (5-13,5-20,5-27)

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**

**5111 IROQUOIS STREET
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Elsy Arely Sorto-Ramos, Carlos Leonel Zacarias and Carlos F. Zacarias dated September 29, 2006 and recorded in Liber 26490, Folio 675 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$273,200.00, and an original interest rate of 8.800, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 1, 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 \$32,300.00 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

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

97929 (5-13,5-20,5-27)

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

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

**6102 OTIS STREET
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Mirna Zetino and Juventina Trujillo dated May 9, 2007 and recorded in Liber 27812, Folio 297 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$218,000.00, 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 1, 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 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.

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and Richard J. Rogers, Substitute Trustees

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Have a

Very Safe

Weekend

And

Remember,

Don’t

Drink and

Drive!