

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

10416 STORCH DRIVE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Ben Igwe and Ijeoma Igwe dated December 15, 2005 and recorded in Liber 23787, Folio 739 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$303,300.00, and an original interest rate of 7.650, 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 **MAY 25, 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 \$32,500.00 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

97813(5-6,5-13,5-20)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

12042 TWIN CEDAR LANE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Raymond W. Sullivan and Lisa M. Ragusa dated February 23, 2007 and recorded in Liber 27416, Folio 097 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$327,900.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 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 \$39,500.00 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

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97901(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

6229 DIMRILL COURT
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Joyce E. Wilborn dated March 27, 2007 and recorded in Liber 28072, Folio 736 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$181,000.00, and an original interest rate of 4.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$19,000.00 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.

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

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

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

97840(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
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)

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

2425 E. ROSECROFT VILLAGE CIRCLE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Phyllis D. Parrish dated June 21, 2005 and recorded in Liber 22853, Folio 644 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$137,000.00, and an original interest rate of 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 25, 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 \$16,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

97837(5-6,5-13,5-20)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

9003 CHELTENHAM AVENUE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from George P. Williams, Jr. dated February 9, 2007 and recorded in Liber 27193, Folio 149 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$225,000.00, and an original interest rate of 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 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 \$23,500.00 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

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

97903(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)

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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,

LEGALS

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
2312 Ewing Avenue, Unit 1
Suitland, MD 20746

Defendant

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

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
14405 Lusby Ridge Road, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Natasha K Jenkins, dated March 27, 2009, and recorded in Liber 30486 at folio 154 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

MAY 24, 2010
AT 12:03 PM

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

LOT 15, IN BLOCK I AS SHOWN AND SET OUT ON A PLAT ENTITLED "PLAT FOUR – THE PRESERVE AT PISCATAWAY - LUSBY VILLAGE WEST".

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

97777 (5-6,5-13,5-20)

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

7276 SOUTH ORA COURT
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Alice G. Adigun dated November 17, 2006 and recorded in Liber 26513, Folio 097 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$350,000.00, 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 MAY 25, 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 \$40,000.00 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.

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

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

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

97780 (5-6,5-13,5-20)

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
9517 Badger Avenue, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Ernesto Balagtas and Ann Marie Balagtas, dated June 15, 2006, and recorded in Liber 25623 at folio 356 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 24, 2010
AT 12:06 PM

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

LOT NUMBERED TWENTY-EIGHT (28), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "CLINTON GROVE".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 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

97778 (5-6,5-13,5-20)

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

7316 LEONA STREET
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Juan V. Nunez-Betances dated January 30, 2006 and recorded in Liber 25234, Folio 621 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$203,150.00, and an original interest rate of 9.240, 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 MAY 25, 2010 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$21,500.00 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

97812 (5-6,5-13,5-20)

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

4424 Blue Heron Way, Unit No. 4424, Bladensburg, Maryland 20710

By virtue of the power and authority contained in a Deed of Trust from Dwayne Sutherland and Judy Sutherland, dated September 14, 2007, and recorded in Liber 28783, and re-recorded in 29903 at folio 183, and re-recorded in 736 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 21, 2010
AT 12:09 PM

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

BEING KNOWN AND DESIGNATED AS UNIT NUMBERED 4424 IN 'PHASE FIVE, HAMLET WOODS, A CONOMINIUM".

The property is improved by a dwelling.

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

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

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

97768 (5-6,5-13,5-20)

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

720 BOOKER DRIVE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Lisa A. Hubbard dated October 30, 2006 and recorded in Liber 26980, Folio 452 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$245,000.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 25, 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 \$29,500.00 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

97820 (5-6,5-13,5-20)

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
 12005 Marleigh Drive, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Joanne F Pierce and Nigel P Pierce, dated September 29, 2006, and recorded in Liber 27362 at folio 393 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 12:03 PM

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

BEING KNOWN AND DESIGNATED AS LOT ONE (1), IN BLOCK LETTERED" C", AS SHOWN ON THAT PLAT OF SUBDIVISION ENTITLED, PLAT ONE, LOTS 1 & 2, PARCEL "A", BLOCK "A", AND LOTS 1 & 2, BLOCK "C", MARLEIGH".

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 \$63,000.00 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

97969 (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

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, JUNE 1, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, June 1, 2010, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

CB-14-2010 (DR-2) - AN ORDINANCE CONCERNING MIXED USE AND COMPREHENSIVE DESIGN ZONES for the purpose of authorizing certain density limitations in Mixed Use and Comprehensive Design Zones.

CB-16-2010 - AN ORDINANCE CONCERNING MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION – PRINCE GEORGE’S COUNTY DISTRICT COUNCIL – DELEGATION OF POWERS for the purpose of allowing the governing body of a municipal corporation to exercise certain powers of the District Council, subject to certain limitations.

CB-17-2010 - CORRECTIVE BILL – ADULT BOOK STORES AND/OR ADULT VIDEO STORES for the purpose of amending the zoning ordinance to extend the time period that adult book stores and/or adult video stores may continue in operation; making a certain technical correction as set forth in CB-28-2009; and generally relating to making an amendment to correct an omission in CB-28-2009

CB-19-2010 (DR-2) - AN ORDINANCE CONCERNING EATING OR DRINKING ESTABLISHMENTS for the purpose of making clarifying amendments to the requirements for eating or drinking establishments.

CB-20-2010 - AN ACT CONCERNING AN INTERPROJECT TRANSFER OF APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2009 CAPITAL BUDGET for the purpose of transferring appropriations to the Greenbelt Middle School Renovation project and the Hyattsville Area Elementary School project.

CB-21-2010 - AN ACT CONCERNING AN INTERPROJECT TRANSFER OF APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2010 CAPITAL BUDGET for the purpose of transferring appropriations to the Fairwood Elementary School project and the Crossland High School Auditorium project.

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

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

Attest:
Redis C. Floyd
Clerk of the Council

97839 (5-13,5-20)

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 Concrete Replacement and Hot Mix Asphalt Resurfacing Utility Cuts Repairs, Contract Number 851-H (D) will be received until June 4, 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 Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on May 10, 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 “D” 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
5,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
4,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 64-22,
200	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22,
200	TON	Hot Mix Asphalt SUPERPAVE 19.0 MM, PG 64-22,
500	SY	Full Depth Patching”
65,000	SY	Milling Hot Mix Asphalt Pavement, One Inch (1”)”
27,000	LF	5 Inch Wide Preformed Reflective Pavement Marking
100	LF	24 Inch Wide Preformed Reflective Stop Bars
25	EA	Preformed Reflective Pavement Marking Arrows or Letters
700	LF	Remove and Replace Concrete Curb and Gutter,
4,500	SF	Remove and Replace Concrete Sidewalk”
60	SY	Remove and Replace Urban Residential Driveway Entrance

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 “Concrete Replacement and Hot Mix Asphalt Resurfacing Utility Cuts Repairs, Contract Number 851-H (D)”.

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 May 21, 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.

5. This project requires 20% MBE subcontracting.

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

97785 (5-6,5-13,5-20)

THE PRINCE GEORGE’S
POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

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 Fee in Lieu Full Depth Roadway Patching, Contract Number 852-H (D), will be received until June 4, 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 Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on May 10, 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 “D” 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
200	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
200	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 64-22
100	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
30,000	SY	Full Depth Patching
2,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
1,000	LF	5 Inch Wide Preformed Reflective Pavement Marking
100	LF	24 Inch Wide Preformed Reflective Stop Bars
25	EA	Preformed Pavement Marking Arrows or Letters
2,000	LF	Remove and Replace Concrete Curb and Gutter
2,000	SF	Remove and Replace Concrete Sidewalk

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 “Concrete Replacement and Asphalt Resurfacing, Fee in Lieu C & D, Contract Number 852-H (D)”.

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 May 21, 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.

5. This project requires 20% MBE subcontracting.

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

97784 (5-6,5-13,5-20)

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)

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. CAE 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
Linda 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. CAE 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
Saundra R. Williams
8611 Shorthills Court
Clinton, MD 20735

Defendants

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

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.

Ivan Noel
3818 37th Place
Brentwood, MD 20722

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 10-02893

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 \$199,048.94. The property sold herein is known as 3818 37th Place, Brentwood, MD 20722.

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

True Copy—Test:
Peggy Magee, Clerk

97886 (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.

Arlene S. Stanley
Leslie S. Stanley
3715 Dianna Road
Suitland, MD 20746

Defendants

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 09-13644

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 \$284,003.31. The property sold herein is known as 3715 Dianna Road, Suitland, MD 20746.

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

True Copy—Test:
Peggy Magee, Clerk

97890 (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.
Beverly O. Rowe
6912 23rd Avenue
Hyattsville, MD 20783
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 10-02159**

Notice is hereby given this 4th 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 4th 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 4th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$332,321.09. The property sold herein is known as 6912 23rd Avenue, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97793 (5-6,5-13,5-20)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Ronald S. Deutsch
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Juan Francisco Garay Castro
3901 Queensbury Road
Hyattsville, MD 20782
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 10-02214**

Notice is hereby given this 3rd 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 3rd 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 3rd day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$367,433.68. The property sold herein is known as 3901 Queensbury Road, Hyattsville, MD 20782.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97797 (5-6,5-13,5-20)

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.
Nataniel Velasquez
Ledy Velasquez
5812 Oland Drive
New Carrollton, MD 20784
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 10-02567**

Notice is hereby given this 3rd 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 3rd 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 3rd day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$356,763.62. The property sold herein is known as 5812 Oland Drive, New Carrollton, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97796 (5-6,5-13,5-20)

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 MAY 31, 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# 3778 1994 JEEP Grand Cherokee-V8
VIN# 1J4GZ78Y9RC180897
WALK ENTERPRISES
930 MAIN ST BOX 182
GALESVILLE

LOT# 3779 2000 MAZDA 626
VIN# 1YVGF22C2Y5110685
WALK ENTERPRISES
930 MAIN ST BOX 182
GALESVILLE

LOT# 3780 1987 FORD E150
VIN# 1FDDE14N4HHB06488
WALK ENTERPRISES
930 MAIN ST BOX 182
GALESVILLE

LOT# 4691 2001 HONDA Accord-4 Cyl.
VIN# 1HGCF866X1A115949
KEN DIXON AUTOMOTIVE
2298 CRAIN HIGHWAY
WALDORF

LOT# 4654B CHRISCRRAFT 42FT BOAT
HIN# CCNYB206F687
MD# 5956D
PASADENA YACHT YARD
8631 FT SMALLWOOD ROAD
PASADENA

LOT# 4823 2000 FORD TRUCK Ranger-V6
VIN# 1FTYR10V6YTA16496
ELLIOTTS EASTON SERVICENTER
503 NORTH ST
EASTON

LOT# 4824 2004 CADILLAC Escalade-V8
VIN# 1GYEK63N34R238771
EXECUTIVE AUTO SERVICE
3831 PENN BELT PLACE
FORESTVILLE

LOT# 4825 2000 FORD TRUCK Excursion-V10
VIN# 1FMNU43S8YED27383
ABSOLUTE PRO-FORMANCE
3306C BALTIMORE BLVD
FINKSBURG

LOT# 4826 1994 TOYOTA Celica
VIN# JT2AT00N5R0014862
ABSOLUTE PRO-FORMANCE
3306C BALTIMORE BLVD
FINKSBURG

LOT# 4827 2000 MERCEDES-BENZ S Class
VIN# WDBNG75JXYA109212
ROUTE 1 STOP AUTO
4716 A RHODE ISLAND AVE
HYATTSVILLE

LOT# 4828 2002 ISUZU Rodeo
VIN# 452CK58D224339614
THB AUTO CENTER
4870 MARLBORO PIKE
CAPITAL HEIGHTS

LOT# 4829 2002 PONTIAC Montana-V6
VIN# 1GMDX03E22D205329
HILLTOP MOTORS INC
4863 MARLBORO PIKE
CAPITOL HEIGHTS

**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**

97899 (5-13,5-20)

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.

Tayo Amosu,
aka Olutayo Amosu
Occupant
Council Unit Owners of Lake Pointe at the Town Centre

One West Bank, FSB, f/k/a IndyMac Bank, FSB
9700 Lake Pointe Court Unit 303
Upper Marlboro, MD 20774
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 10-02156**

Notice is hereby given this 4th 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 4th 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 4th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$240,743.83. The property sold herein is known as 9700 Lake Pointe Court Unit 303, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97792 (5-6,5-13,5-20)

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.

Angela M. Garnett
Arden G. Garnett
1710 Pittsfield Lane
Bowie, MD 20716
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 09-38318**

Notice is hereby given this 4th 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 4th 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 4th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$303,530.77. The property sold herein is known as 1710 Pittsfield Lane, Bowie, MD 20716.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97795 (5-6,5-13,5-20)

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.
Osmin A. Cordova
Pedro M. Portillo
Greta Jeanneth Turcios
13305 10th Street
Bowie, MD 20715
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 09-38423**

Notice is hereby given this 4th 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 4th 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 4th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$177,750.00. The property sold herein is known as 13305 10th Street, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97794 (5-6,5-13,5-20)

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
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.

Janks Morton, Jr.
4329 Lord Fairfax Court
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 09-41305**

Notice is hereby given this 4th 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 4th 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 4th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$170,125.68. The property sold herein is known as 4329 Lord Fairfax Court, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97791 (5-6,5-13,5-20)

NOTICE

GLEN H. TSCHIRGI
SUBSTITUTE TRUSTEE
Plaintiff
vs.

JONATHAN C. BISHOP
SHIRLEY E. SMITH-BISHOP
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 09-27703**

Notice is hereby issued by the Circuit Court for Prince George's County this 3rd day of May, 2010 that the sale of the property mentioned in these proceedings, made and reported by Glen H. Tschirgi, Substitute Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of June, 2010, provided, a copy of this notice be inserted in The Prince George's Post, a newspaper published in Prince George's County, once in each of three (3) successive weeks, before the 3rd day of June, 2010.
The Report of Sale states the amount of sale to be \$190,000.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97799 (5-6,5-13,5-20)

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.
Rochelle Holder
14131 Bowsprit Lane Unit 406
Laurel, MD 20707
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 08-38112**

Notice is hereby given this 3rd 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 3rd 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 3rd day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$184,154.97. The property sold herein is known as 14131 Bowsprit Lane Unit 406, Laurel, MD 20707.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97798 (5-6,5-13,5-20)

MECHANIC'S LIEN SALE

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

**MAY 21, 2010
AT 10:00 A.M.**

PEANUTS TOWING & SERVICE
8909 D'ARCY RD
UPPER MARLBORO, MD

1999 ACURA
VIN #: 19UUA5649XA042615

Sale to be held at:
**J & M Auto
5921 Arbor Street
Hyattsville, MD 20781**

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

97900 (5-13,5-20)

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.

Alethia Grooms
5111 Tinkers Creek Place
Clinton, MD 20735
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAÉ 10-00737**

Notice is hereby given this 30th day of April, 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 1st 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 1st day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$484,400.80. The property sold herein is known as 5111 Tinkers Creek Place, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97801 (5-6,5-13,5-20)

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

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)

David R. Cross
115 Centerway
Greenbelt, MD 20770
301-474-5705

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIAM E. UBER, JR.

Notice is given that Stella S. Uber, whose address is 2A Southway, Greenbelt, MD 20770 was on April 22, 2010 appointed personal representative of the estate of William E. Uber, Jr. who died on May 4, 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 22nd 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.

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

97805 (5-6,5-13,5-20)

The Prince George's Post

Call

301-627-0900

or

Fax

301-627-6260

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
*S10-023	Time and Material – Electrical Services “EXTENDED”	Pre-Bid: Occurred Opens: 5/26/10 @ 3:00 p.m.	\$5.50
C10-089	Dental Equipment Supplies	Pre-Bid: June 3, 2010 at 10:00 a.m. Opens: June 17, 2010 at 3:00 p.m.	\$5.50
C09-076	Dress Uniforms (Fire/EMS Department) “EXTENDED”	Pre-Bid Conference: Occurred Opens: 6/11/2010 @ 3:00 p.m.	\$5.50
S10-014	Home Health Homemaking “EXTENDED”	Pre-Bid Conference: Occurred Opens: 5/27/2010 @ 3:00 p.m.	\$5.50
S10-015	Drug Screening Services “EXTENDED”	Pre-Bid Conference: Occurred Opens: 6/4/ /2010 @ 3:00 p.m.	\$5.50
S09-055	Inmate Medical Services “EXTENDED”	Pre-Bid: Occurred Closing: 6/18/10 @ 3:00 p.m.	\$5.50
S10-108 a.m.	Equipment with Operator Services for Disaster Response	Pre-Bid: 6/8/10 Opens: 6/24/10 @ 3:00 p.m.	\$5.50 @ 10:00
S10-109	Operations Additional Veterinarian Services for the Dept. of Environmental Resources Animal Services Facility	Pre-Bid: 6/3/10 @ 1:00 p.m. Opens 6/25/10 @ 2:00 p.m.	\$5.50
OCS 09-0013	Combustible Gas at Brown Station Road Landfill	Pre-Bid: 6/2/10 @ 11:00 a.m. Opens: 6/24/10 @ 2:00 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

97978 (5-20)

LEGALS

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)

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.**

- 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).
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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

- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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

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

 Substitute Trustees,
Plaintiffs

 v.

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

 Defendant

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

 Notice is hereby given this 17th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 17th day of June, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$170,366.01. The property sold herein is known as 7601 Fontainebleau Drive Unit #2314, Hyattsville, MD 20784.

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

 True Copy—Test:
Peggy Magee, Clerk
 97943 (5-20,5-27,6-3)

NOTICE

IN THE MATTER OF:
DANIEL JR HERNANDEZ PEREZ

 FOR THE CHANGE OF NAME TO:
DANIEL HERNANDEZ PEREZ

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-09744**
 A Petition has been filed to change the name of DANIEL JR HERNANDEZ PEREZ to DANIEL HERNANDEZ PEREZ.
 The latest day by which an objection to the Petition may be filed is June 10, 2010.

 Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
 97963 (5-20)

NOTICE

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

 Substitute Trustees,
Plaintiffs

 v.

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

 Defendant

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

 Notice is hereby given this 14th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 14th day of June, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$308,224.42. The property sold herein is known as 5515 Janice Lane, Temple Hills, MD 20748.

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

 True Copy—Test:
Peggy Magee, Clerk
 97939 (5-20,5-27,6-3)

NOTICE

IN THE MATTER OF:
GEORGE WILLIAM ANTHONY PEDRO IV

 FOR THE CHANGE OF NAME TO:
GEORGE WILLIAM ANTHONY GUNTER III

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-09969**
 A Petition has been filed to change the name of GEORGE WILLIAM ANTHONY PEDRO IV to GEORGE WILLIAM ANTHONY GUNTER III.
 The latest day by which an objection to the Petition may be filed is June 10, 2010.

 Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
 97962 (5-20)

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
5467 Woodland Boulevard, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Sonia Graham and Dalton D Graham aka Dalton Darion Graham, dated October 4, 2005, and recorded in Liber 23779 at folio 054 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

MAY 21, 2010
AT 12:12 PM

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

BEING KNOWN AND DESIGNATED AS LOT 25 IN BLOCK H IN A SUB-DIVISION KNOWN AS "SECTION TWO BLOCK "G", "H" AND "I" CLEARVIEW MANOR.

The property is improved by a dwelling.

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

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

97769 (5-6,5-13,5-20)

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

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
3529 Madison Street, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Agustín Perez, dated April 10, 2007, and recorded in Liber 27842 at folio 160 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 12:15 PM

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

LOT NUMBERED NINE (9) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "WOOD MANOR".

The property is improved by a dwelling.

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

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

97844 (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

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
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 SUB-DIVISION KNOWN AS "POINTER RIDGE AT COLLINGTON".

The property is improved by a dwelling.

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

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

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

Call 301-627-0900

Fax 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
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 LET-TERED "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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
2105 Del Rio Court, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Dana M Holland and Darnell F Holland, dated February 22, 2006, and recorded in Liber 24449 at folio 115 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 12:30 PM

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

LOT NO. 8, BLOCK C, AS SHOWN ON THE PLAT ENTITLED, "PLAT THREE.

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 \$49,000.00 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

97849 (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 7, 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 LET-TERED "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 APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BARBARA ANN FALWELL
BROWN**

Notice is given that Rene D. Brown, whose address is 2815 63rd Avenue, Cheverly, MD 20785 was on April 19, 2010 appointed personal representative of the estate of Barbara Ann Falwell Brown, who died on March 26, 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 19th 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.

RENE D. BROWN
Personal Representative

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

Estate No. 84364
97809 (5-6,5-13,5-20)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT F. HICKS

Notice is given that Jackie Hicks, whose address is 8303 Oliver Street, New Carrollton, MD 20784 was on April 19, 2010 appointed personal representative of the estate of Robert F. Hicks, who died on March 26, 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 19th 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.

JACKIE HICKS
Personal Representative

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

Estate No. 84398
97807 (5-6,5-13,5-20)

NOTICE

MARTIN L. GOOZMAN and
JEFFREY W. BERNSTEIN
Substitute Trustees

Plaintiffs

vs.

BRIDGETTE CLINE

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 09-22504**

NOTICE is hereby given this 4th 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 1301 Merton Trail (Lots 16 and 17) and Verdun Trail (Lot 9) Fort Washington, Maryland 20744, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of June, 2010, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 4th day of June, 2010.

The Report states the amount of sale to be \$60,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
97789 (5-6,5-13,5-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Victor 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

v.

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)

Andrew W. Dyer, Esq.
14746 Main St., PO Box 69
Upper Marlboro, MD 20773
301-627-8707

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHRYN MARIE KING

Notice is given that Katherine M King, whose address is 5733 Janice Lane, Temple Hills, MD 20748 was on April 26, 2010 appointed personal representative of the estate of Kathryn Marie King, who died on January 19, 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 26th 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.

KATHERINE M. KING
Personal Representative

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

Estate No. 83690
97808 (5-6,5-13,5-20)

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.

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

v.

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

v.

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

v.

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)

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.

Nokomis Pardo, deceased
Rosalyn Morgan-Smith, Personal
Representative for the Estate of
Nokomis W. Pardo
2804 Kirtland Avenue
District Heights, MD 20747

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-00700**

Notice is hereby given this 30th day of April, 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 1st 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 1st day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$164,509.07. The property sold herein is known as 2804 Kirtland Avenue, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97800 (5-6,5-13,5-20)

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

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.

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

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

Substitute Trustees,
Plaintiffs

v.

Rafael Viera
Gloria Viera
300 Yorknolls Drive
Capitol Heights,MD 20743

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-32423**

Notice is hereby given this 29th day of April, 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 31st day of May, 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 31st day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$296,085.19. The property sold herein is known as 300 Yorknolls Drive, Capitol Heights,MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97802 (5-6,5-13,5-20)

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.

Jamilla E. Williams
506 Wilson Bridge Drive,
Unit #6707 B2
Oxon Hill, MD 20745

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-02152**

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

The Report of Sale states the amount of the foreclosure sale price to be \$53,460.00. The property sold herein is known as 506 Wilson Bridge Drive, Unit #6706 B2, Oxon Hill, MD 20745.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97703 (4-29,5-6,5-13)

NOTICE

IN THE MATTER OF:
GEORGE M. CHERUCHERUPIL

FOR THE CHANGE OF
NAME TO:
GEORGE MATHAI CHERUPIL

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-11591**

A Petition has been filed to change the name of GEORGE M. CHERUCHERUPIL to GEORGE MATHAI CHERUPIL.

The latest day by which an objection to the Petition may be filed is June 10, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97953 (5-20)

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# 1FTYR10C3XPC08139
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

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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

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

PRINCE GEORGE'S COUNTY

200862697 /08-NT-0206: MD State

Highway Administration has applied to reconstruct the interchange of MD 223 and Rosaryville Road. The project involves moving the existing interchange to the east in order to improve safety and traffic performance, and replacement of the existing multiple cell culverts carrying Piscataway Creek with a single span bridge.

The proposed work will result in permanent impacts to 21,439 square feet (sf) of nontidal wetlands, temporary impact to 9,460 sf of nontidal wetlands, 24,648 sf of impact to the regulated nontidal wetlands buffer, and 495 linear feet of impact to streams. Mitigation for loss of nontidal wetlands is proposed through a combination of onsite and offsite wetland creation. The project is located on MD 223, between MD 4 and MD 5. For more information please contact Steve Hurt at (410) 662-7400 or smhurt@mccormicktaylor.com.

97966 (5-20)

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)

MECHANIC'S LIEN PUBLIC AUCTION SALE

In accordance and by virtue of Commercial Law, Sections 16-202, 16-203 and 16-207, of the Maryland Annotated Code. The undersigned Garage Keepers (lienor) will sell the following vehicles at public auction for storage, repairs, and other lawful charges at the below listed locations at **10:00 A.M. on May 28th, 2010:**

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

- 1987 Mercedes Benz, 4 Door, VIN # WDBCB25D4HA325902
- 1999 Mercedes Benz, 4 Door, VIN # 4JGAB72E2XA077856
- 1999 Mercedes Benz, 2 Door, VIN # WDBLJ65G3XF082752
- 1994 Mercedes Benz, 4 Door, VIN # WDBHA22E5RF027921
- 1988 Mercedes Benz, 4 Door, VIN # WDBEA30DXJA791865
- 2000 Mercedes Benz, 4 Door, VIN # WDBNG75JXYA133039
- 2005, Mercedes Benz, 4 Door, VIN # 4JGAB57E55A530801

YKD T/A Bank Auto Body
 5516 St. Barnabas Road
 Oxon Hill, MD 20745

- 2007 Chevrolet, 4 Door, VIN # 2G1WB58K079236132

Uni Body Auto World
 4650 A Tanglewood Drive
 Hyattsville, MD 20781

- 2004 Volvo, 4 Door, VIN # YV1VS27584F069450
- 1994 Toyota,4 Door, VIN # JT3DJ81W7R0070984

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

97988 (5-13,5-20)

LEGALS

R. J. Vanzego, Jr., Esq.
 Law Offices of
 R. J. Vanzego, Jr. Esq.
 9200 Basil Court, #550
 Upper Marlboro, MD 20772
 301-883-8947

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BENJAMIN HAMPTON

Notice is given that Nathaniel Hampton, Sr., whose address is 13110 Croom Road, Upper Marlboro, MD 20772 was on May 11, 2010 appointed personal representative of the small estate of Benjamin Hampton who died on April 16, 2004 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 claims against the decedent must serve their claims on the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

NATHANIEL HAMPTON, SR.
 Personal Representative

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

Estate No. 84100
 97944 (5-20)

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 17, 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)

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)

NOTICE

IN THE MATTER OF:
LAEBONY DENISE GOODWYN

FOR THE CHANGE OF NAME TO:
EBONY DENISE GOODWYN

In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-11130

A Petition has been filed to change the name of LAEBONY DENISE GOODWYN to EBONY DENISE GOODWYN.

The latest day by which an objection to the Petition may be filed is June 10, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 97952 (5-20)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RICHARD JAMES FANNING

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of November, 2010.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARGARET SUIT
 Personal Representative

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

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

NOTICE OF PROPOSED RATIFICATION OF SALE OF REAL PROPERTY

(Rules 3-644 (D) AND 14-305)

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

Plaintiff /Judgment Creditor

vs.

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

Defendant /Judgment Debtor

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

Case No. 0502-22555-2006

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

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

MARY J. ABRAMS
 Judge

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

NOTICE

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

vs.

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)

LEGALS

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

IN THE MATTER OF:
MIRIAM-LAMYIA EJATU GRACE JALLOH

MOHAMED JOHN ISMAIL JALLOH

FOR THE CHANGE OF NAME TO:
LA'MYIA-MIRIAM GRACE EJATU JALLOH
MICHAEL JOHN ISMAIL MOHAMED BELL-JALLOH

In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-10416

A Petition has been filed to change the name of MIRIAM-LAMYIA EJATU GRACE JALLOH to LA'MYIA-MIRIAM GRACE EJATU JALLOH and MOHAMED JOHN ISMAIL JALLOH to MICHAEL JOHN ISMAIL MOHAMED BELL-JALLOH.

The latest day by which an objection to the Petition may be filed is June 10, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 97959 (5-20)

NOTICE

IN THE MATTER OF:
WOYNEAB MIRAF WOND-WOSSEN

FOR THE CHANGE OF NAME TO:
WANYA WONDWOSSEN STEPHEN

In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-11513

A Petition has been filed to change the name of WOYNEAB MIRAF WONDWOSSEN to WANYA WONDWOSSEN STEPHEN.

The latest day by which an objection to the Petition may be filed is June 10, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 97954 (5-20)

NOTICE

IN THE MATTER OF:
NEGA MOHAMMED AHMED

FOR THE CHANGE OF NAME TO:
NEGA HASSEN MOHAMMED

In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-11003

A Petition has been filed to change the name of NEGA MOHAMMED AHMED to NEGA HASSEN MOHAMMED.

The latest day by which an objection to the Petition may be filed is June 10, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 97956 (5-20)

NOTICE

IN THE MATTER OF:
MONICA CHUKWUONYE

FOR THE CHANGE OF NAME TO:
MONICA ONYEKWERE

In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-10531

A Petition has been filed to change the name of MONICA CHUKWUONYE to MONICA ONYEKWERE.

The latest day by which an objection to the Petition may be filed is June 10, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 97958 (5-20)

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

P.O. Box 1729
 Upper Marlboro, Maryland 20773

In The Estate Of:
RICHARD L. DREGNEY
 Estate No.: **84532**

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 **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

97947 (5-20,5-27)

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: S-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

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)

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
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
4920 Megan Drive, Clinton, Maryland 20735

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

MAY 21, 2010
AT 12:15 PM

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

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

The property is improved by a dwelling.

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

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

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

97770(5-6,5-13,5-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

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

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

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
13120 Ripon Place, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Victorine J Noel, dated May 16, 2008, and recorded in Liber 29733 at folio 286 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

MAY 21, 2010
AT 12:24 PM

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

LOT 214, IN THE SUBDIVISION KNOWN AS "PLAT TEN - SECTION TWO, BLOCK B, KINGS GRANT.

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

97772(5-6,5-13,5-20)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Charles W. Thompson
Sandra Ellis Thompson
1304 Kings Valley Drive
Bowie, MD 20721
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-04142
Notice is hereby given this 18th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 18th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$225,000.00. The property sold herein is known as 1304 Kings Valley Drive, Bowie, MD 20721.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97983(5-20,5-27,6-3)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Jesus S. Romero
Sayda A. Romero
5706 Ottawa Street
Oxon Hill, MD 20745
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-02559
Notice is hereby given this 18th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 18th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$311,527.78. The property sold herein is known as 5706 Ottawa Street, Oxon Hill, MD 20745.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97982(5-20,5-27,6-3)

THE PRINCE GEORGE’S POST

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

