

LEGALS

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

TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4305 40TH PLACE
BRENTWOOD, MD 20722**

By virtue of a decree of the Circuit Court of Prince George's County, (Equity Case No. CAE10-08684) the undersigned Trustee(s) 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 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 \$25,000.00 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 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 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 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, Trustees

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

97902 (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

**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

Mid-Atlantic Auctioneers, LLC
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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
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(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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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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LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendants

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendant

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendants

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendants

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County,

that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Jose R. Blanco
5407 Macbeth Street
Hyattsville, MD 20784

Defendant

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendant

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendants

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendants

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Jacqueline Brooks-Asuquo
112 Manor Terrace
Hyattsville, MD 20785

Defendant

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendants

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendants

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and

confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendant

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

Notice is hereby given this 6th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

True Copy—Test:
Peggy Magee, Clerk

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendants

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

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)

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)

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
11408 North Star Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Julianne Ivey, dated December 12, 2005, and recorded in Liber 25141 at folio 704 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 12:09 PM

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

LOT NUMBERED FORTY-THREE (43), IN BLOCK LETTERED "T" IN THE SUBDIVISION KNOWN AS "ARAGONA VILLAGE".

The property is improved by a dwelling.

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

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

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

97779 (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

10416 STORCH DRIVE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Ben Igwe and Jjeoma 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)

LEGALS		
ORDER OF PUBLICATION AMERICAN TAX FUNDING, LLC c/o James F. Truitt, Jr. 20 East Timonium Road, Ste. 106 Timonium, Maryland 21093 Plaintiff vs. Nathan T. Tate Swayne J.Y. Powers Michael L. Davis		
9937 FRANKLIN STREET and Prince George’s County, Office of Treasurer and Prince George’s County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only) and Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George’s described on the Tax Rolls Prince George’s County and Collector of State and County Taxes for said County known as: 9937 Franklin Street, Lanham, Maryland 20706, Fourteenth (14th) Election District, described as follows: All that lot of land and imps., Lots 5 & 6 (house #1 To 1692912 ERR Time Of Tr 05).		
In the Circuit Court for Prince George’s County, Maryland CAE 10-11324 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9937 Franklin Street, Lanham, Maryland 20706 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding: All that lot of land and imps., Lots 5 & 6 (house #1 To 1692912 ERR Time Of Tr 05) The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of April, 2010, by the Circuit Court for Prince George’s County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of June, 2010, and redeem the property 9937 Franklin Street, Lanham, Maryland 20706 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff’s title, free and clear of all encumbrances.		
PEGGY MAGEE Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Peggy Magee, Clerk <u>97714</u> (4-29,5-6,5-13)		
ORDER OF PUBLICATION KETAN PATEL 9860 Washington Blvd. North Laurel, MD 20723-1930 Plaintiff vs. WILLIAM YOUNGBLOOD 6915 Laurel Bowie Road, Suite 205 Bowie, MD 20715-1703 S.F.C., L.L.C. 6350 Rolling Mill Place, Suite 102 Springfield, VA 22152 ADAM MAGAZINE, ESQ. BRUCE MAGAZINE, ESQ. MAGAZINE & HILLMAN, P.C. 611 Rockville Pike, Suite 100 Rockville, MD 20852 PRINCE GEORGE’S COUNTY MARYLAND C county Administration Building Upper Marlboro, MD 20772 SERVE: STEPHANIE ANDERSON, COUNTY ATTORNEY County Administration Bldg., 5th Floor Upper Marlboro, MD 20772 and any and all persons that have or claim to have an interest in the property situated, lying and being in the EIGHTEENTH ELECTION DISTRICT of Prince George’s County, Maryland, and described in the Complaint		
	Defendants In the Circuit Court for Prince George’s County, Maryland CAE 10-11866 The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County to the Plaintiff in this proceeding,	
ORDER OF PUBLICATION KETAN PATEL 9860 Washington Blvd. North Laurel, MD 20723-1930 Plaintiff vs. VERONICA E. CARROLL 8302 Bellefonte Lane Clinton, MD 20735-1816 WASHINGTON MUTUAL BANK 1400 South Douglass Road Suite 100 Anaheim, CA 92806 JOHN BURSON, Trustee 1400 South Douglass Road Suite 100 Anaheim, CA 92806 PRINCE GEORGE’S COUNTY MARYLAND C county Administration Building Upper Marlboro, MD 20772 SERVE: STEPHANIE ANDERSON, COUNTY ATTORNEY County Administration Bldg., 5th Floor Upper Marlboro, MD 20772 and any and all persons that have or claim to have an interest in the property situated, lying and being in the NINTH ELECTION DISTRICT of Prince George’s County, Maryland, and described in the Complaint		
	Defendants In the Circuit Court for Prince George’s County, Maryland CAE 10-11865 The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County to the Plaintiff in this proceeding. Tax Account Number 09-086155-9: Grid B4, Tax Map 108, Part of Lot 45, in the subdivision known as “BELLE-FONTE”, as per Plat Book BB 9 at Plat 100, thereof recorded among the Land Records of Prince George’s County, Maryland, containing approximately 1.29 acres, assessed to VERONICA E. CARROLL, per Deed recorded in Liber 13477 at Folio 107. \$1,034.15 was paid to the Collector at the time of sale. This property is encumbered by a Deed of Trust.	

LEGALS		
ORDER OF PUBLICATION KETAN PATEL 9860 Washington Blvd. North Laurel, MD 20723-1930 Plaintiff vs. ATMAN OGR, INC. 7752 Woodmont Avenue Bethesda, MD 20814-6030 PRINCE GEORGE’S COUNTY MARYLAND C county Administration Building Upper Marlboro, MD 20772 SERVE: STEPHANIE ANDERSON, COUNTY ATTORNEY County Administration Bldg., 5th Floor Upper Marlboro, MD 20772 and any and all persons that have or claim to have an interest in the property situated, lying and being in the TENTH ELECTION DISTRICT of Prince George’s County, Maryland, and described in the Complaint		
	Defendants In the Circuit Court for Prince George’s County, Maryland CAE 10-11867 The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County to the Plaintiff in this proceeding. Tax Account Number 10-111591-4: Grid C3, Tax Map 6, Part of Lot 5, in the subdivision known as “INGLE-SIDE-STAGGERS”, as per Plat Book WWW 18 at Plat 63, thereof recorded among the Land Records of Prince George’s County, Maryland, containing approximately 63,360 sq. ft., assessed to ATMAN OGR, INC., per Deed recorded in Liber 20660 at Folio 202. \$2,788.06 was paid to the Collector at the time of sale. The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired. It is thereupon this 27th day of April, 2010, by the Circuit Court for Prince George’s County, Maryland, Ordered that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County, Maryland, once a week for three successive weeks, on or before the 21st day of May, 2010, warning all persons interested in the said property to be and appear in this Court by the 29th day of June, 2010, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.	
	Defendants In the Circuit Court for Prince George’s County, Maryland CAE 09-08905 Notice is hereby given this 26th 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 26th 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 26th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$235,359.69. The property sold herein is known as 5100 Durand Street, Temple Hills, MD 20748.	
ORDER OF PUBLICATION MTD CONSULT, INC Plaintiff vs. CURTIS REGENCY LLC and THE LAST SURVIVING MEMBERS AND ASSIGNS OF CURTIS REGENCY LLC and PRINCE GEORGE’S COUNTY And all other persons having or claiming to have an interest in Property Address: 0 Dunwood Valley Dr. Account Number: 07 0764225 Description: 3.0103 Acres, Woodmore Highlands, Blk A Assmt: \$13,090.00 Liber/Folio: 09757/725 Assessed To: Curtis Regency LLC In the Circuit Court for Prince George’s County, Maryland CASE NO.: CAE 10-10919 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: Property Address: 0 Dunwood Valley Dr. Account Number: 07 0764225 Description: 3.0103 Acres, Woodmore Highlands, Blk A Assmt: \$13,090.00 Liber/Folio: 09757/725 Assessed To: Curtis Regency LLC The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 27th day of April, 2010, by the Circuit Court for Prince George’s County; ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, a newspaper having a general circulation in Prince George’s County, once a week for three successive weeks on or before the 21st day of May, 2010, warning all persons interested in the said properties to be and appear in this Court by the 29th day of June, 2010, and redeem		
	Defendants In the Circuit Court for Prince George’s County, Maryland Case No. CAE 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.	
ORDER OF PUBLICATION Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs vs. Alethia Grooms 5111 Tinkers Creek Place Clinton, MD 20735 Defendant In the Circuit Court for Prince George’s County, Maryland Case No. CAE 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.		
	Defendants In the Circuit Court for Prince George’s County, Maryland Case No. CAE 09-33729 Notice is hereby given this 26th 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 26th 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 26th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$361,801.85. The property sold herein is known as 12811 Village Square Road, Upper Marlboro, MD 20772.	
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 CHRIS CRAFT 42FT BOAT HIN# CCNYB206F687 MD# 5956D PASADENA YACHT YARD		

LEGALS		
NOTICE JEREMY K. FISHMAN SAMUEL D. WILLIAMOWSKY ERICA T. DAVIS 401 North Washington Street Suite 550 Rockville, Maryland 20850 Substitute Trustees vs. ESTATE OF DELORES R. DEWITT; PERSONAL REPRESENTATIVE ABIMBOLA OGUNFOWOKAN 9704 CEDARHOLLOW LANE UPPER MARLBORO, MD 20772 Defendant(s) In the Circuit Court for Prince George’s County, Maryland Case No. CAE 09-29298 Notice is hereby given this 26th day of April, 2010, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9704 CEDARHOLLOW LANE, UPPER MARLBORO, MD 20772, 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 26th day of May, 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 26th day of May, 2010, next. The Report of Sale states the amount of sale to be One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00).		
	Defendants In the Circuit Court for Prince George’s County, Maryland Case No. CAE 09-40353 Notice is hereby given this 26th 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 26th 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 26th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$267,750.00. The property sold herein is known as 13768 Carlene Drive, Upper Marlboro, MD 20772.	
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 <u>97899</u> (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 vs. Gisela Romero Ramirez Dolores Romero Ramirez 13768 Carlene Drive Upper Marlboro, MD 20772 Defendants In the Circuit Court for Prince George’s County, Maryland Case No. CAE 09-40353 Notice is hereby given this 26th 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 26th 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 26th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$267,750.00. The property sold herein is known as 13768 Carlene Drive, Upper Marlboro, MD 20772.		
	Defendants In the Circuit Court for Prince George’s County, Maryland Case No. CAE 10-01183 Notice is hereby given this 26th 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 26th 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 26th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$481,500.00. The property sold herein is known as 3809 Deep Hollow Way, Mitchellville, MD 20721.	
	Defendants In the Circuit Court for Prince George’s County, Maryland Case No. CAE 10-01183 Notice is hereby given this 26th 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 26th 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 26th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$481,500.00. The property sold herein is known as 3809 Deep Hollow Way, Mitchellville, MD 20721.	
ORDER OF PUBLICATION PEGGY MAGEE Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Peggy Magee, Clerk <u>97701</u> (4-29,5-6,5-13)		

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
 14005 Barkham Court, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Anyangwe Ericsyrol aka Anyangwe Y Ericsyrol and Comfort Akere Mofor-Anyangwe, dated February 6, 2007, and recorded in Liber 27299 at folio 691 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 21, 2010
 AT 12:18 PM

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

LOT 3 IN BLOCK "A" IN A SUBDIVISION KNOWN AS "SECTION 6, PLAT ONE, WEST LAUREL 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 \$44,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97771
 (5-6,5-13,5-20)

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
 7107 District Heights Parkway, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Lugard A Osagie, dated June 6, 2007, and recorded in Liber 28166 at folio 468 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 12:27 PM

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

LOT NUMBERED NINETEEN (19) IN BLOCK NUMBERED SIXTY THREE (63) IN THE SUBDIVISION KNOWN AS "SECTION 3, DISTRICT HEIGHTS".

The property is improved by a dwelling.

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

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

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

97774
 (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
 14311 Dover Court, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Latasha Matthews and Johnnie C. Matthews Jr, dated December 16, 2008, and recorded in Liber 30291 at folio 579 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 2, 2010
 AT 12:03 PM

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

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

The property is improved by a dwelling.

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 3546 65th Ave, Unit 8 C, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Rhiandra Graye-Green and Jimmie Green, Jr., dated September 5, 2007, and recorded in Liber 28614 at folio 407 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 12:30 PM

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

UNIT NUMBERED 3546 IN BUILDING NUMBERED EIGHT (8) IN THE CONDOMINIUM KNOWN AS "PHASE 8, THE OAKS AT SIXTY-FIFTH CONDOMINIUM II".

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

97775
 (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
 14600 Dervish Court, Mitchellville, Maryland 20721

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

JUNE 2, 2010
 AT 12:06 PM

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

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

The property is improved by a dwelling.

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 97 Herrington Drive, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Ronald Smith aka Ronald M Smith, dated February 27, 2009, and recorded in Liber 30551 at folio 044 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 12:00 NOON

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

LOT FOUR (4) IN BLOCK TEN (10) IN A SUBDIVISION KNOWN AS "PLAT TWO, KETTERING".

The property is improved by a dwelling.

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

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

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

97776
 (5-6,5-13,5-20)

THE PRINCE GEORGE'S POST

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

LEGALS

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

TRUSTEES’ SALE

Case No. CAE08-31949

Of Valuable Improved Real Estate
 located in Prince George’s County,
 at 11207 Prospect Hill Road
 Glenn Dale, Maryland 20769

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Theodore and Sharon M. Pindell to Marcello Nucci and Daniele William Nucci, dated the 22nd of December, 1993, and duly recorded among the Land Records of Prince George’s County, Maryland, in Liber 9362, at Folio 546, docketed for foreclosure in Civil No. CAE08-31949, 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 of the Main Street entrance to the Circuit Court for Prince George’s County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

WEDNESDAY, MAY 19, 2010

AT 11:00 A.M.

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

Lot numbered Two (2) in Block "A" in the subdivision known as NUCCI BROTHERS SUBDIVISION as shown on a plat entitled "PLAT OF CORRECTION OF PLAT BOOK NLP 131, Plat 92, Lots 1 thru 8, Block "A", NUCCI BROTHER SUBDIVISION," which Plat is recorded among the Land Records of Prince George's County, Maryland, in Plat Book NLP 148 at Plat 85.

Said Property is improved by a single family dwelling.

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 \$25,000.00 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 7.00% 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

97686 (4-29,5-6,5-13)

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)

LEGALS

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
 11785 Beltsville Drive
 Tenth Floor
 Calverton, Maryland 20705
 (301) 572-7900

TRUSTEES' SALE

Of valuable, improved real estate, located at
 574 Wilson Bridge Drive, #C-2, Oxon Hill, Prince George’s
 County, Maryland, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Fredrick Lutu, Case No: CAE 09-38953, defendant therein having unpaid condominium fees, and the plain-tiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

MAY 17, 2010
 AT 2:30 P.M.

in front of the Main Street entrance to the Duval Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that lot of ground and the improvements thereon described as follows:

Unit numbered and lettered 6775-C-2 in building numbered twenty-one (21) in the subdivision known as “WILSON BRIDGE CONDOMINIUM”, as per plat recorded among the land records of Prince George’s County, Maryland, in plat book W.W.W. 82 at plat 12, et seq., as established by master deed recorded among said land. Being in the 12th Election District.

Tax ID#: 12-1319672

Property Address: 574 Wilson Bridge Drive Unit #6775 C-2 Oxon Hill, MD 20745.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

In the event of any dispute among the bidders, the Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the property.

A deposit shall be required at the time of sale in the amount of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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. 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.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND KIA WASHINGTON, Trustees

97685 (4-29,5-6,5-13)

NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT
 PURSUANT TO COMAR TITLE 27.03.01.03 REQUIRING
 NOTIFICATION OF PROJECT APPLICATIONS FOR LOCAL
 AGENCY DEVELOPMENT IN THE CRITICAL AREA

NOTICE IS HEREBY GIVEN:

Of opportunity for review and submittal of written public comments re: **Washington Suburban Sanitary Commission (WSSC) PCCP Material Storage Yard.** Project plans are available at 14501 Sweitzer Lane, Laurel, MD 20707-5902. Public comments must be submitted in writing and must be received on or before Thursday, May 27, 2010. Comments may be submitted via mail to the Washington Suburban Sanitary Commission, 14501 Sweitzer Lane, Laurel, MD 20707-5902, via email at the following email address: **sDabek@wsscwater.com** or via fax to (301) 206-8867.

The project plan is to construct an asphalt pad approximately 23,000 square feet in size to store large diameter pre-stressed concrete cylinder pipes (PCCP) for 24-hour access by WSSC maintenance staff for emergency pipeline repairs. The project is located at 6600 SE Crain Highway, Upper Marlboro, MD 20772 as shown on tax map 111, parcel 27 within the RCA overlay.

Stanley Dabek
 Project Manager

97896 (5-13)

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that the Branchville Volunteer Fire Company and Rescue Squad, Inc. will meet on Tuesday, 6/1/2010 at the Volunteer Fire Department, located at the firehouse on 4905 Branchville Road, College Park, MD 20740 at 7:00 pm, in a public hearing pursuant to the requirements of Section 147 (f) of the Internal Revenue Code of 1986, as amended, on a proposal that the Lessee enter into a Lease-purchase agreement with First Bankers Corporation under the "Code" in order to finance the acquisition of equipment. The equipment to be financed consists of Pierce Pumper, (the "Equipment") and will be located at the firehouse in College Park, MD. To finance the costs of such Equipment and to pay costs and expenses incidental to the financing, the Lessee proposes to enter into the Lease-purchase agreement in the maximum aggregate principal amount of \$ 458,968.00. The Lessee will be required to pay all expenses of the operating, maintaining, and insuring the Project and to pay all taxes on the Equipment. The rental payments due pursuant to the Lease-purchase agreement will be payable and secured by a security interest Lien on the Equipment above here mentioned. All persons interested may appear and be at said time and place or may file written comments with the department prior to the hearing set forth herein above. By the order of the Branchville Volunteer Fire Company and Rescue Squad, Inc.

97894 (5-13)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works 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)

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)

MEETING NOTICE

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on **Tuesday, May 25, 2010 at 7:30 a.m.** in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

97856 (5-13)

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. CAE 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. Deusch
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. CAE 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)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
MAY 25, 2010

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

TRANSFER

Soyombo Enkhtor, Member, Robin D. Hoff, Member for a Class A, Beer, Wine and Liquor License for the use of Cinder, LLC, t/a Blue Sky Liquor, 6430 Central Avenue, Capitol Heights, 20743 transfer from S.K.N., Inc., t/a C & A Liquors, 6430 Central Avenue, Capitol Heights, 20743, Sarv Nagrath, President, Sherry V. Bhatia, Vice President, Vijay K. Bhatia, Secretary/Treasurer.

Robert Tony Spearman, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of Spearman, Inc., t/a Ledo Pizza & Pasta, 10201 Martin Luther King Jr. Highway, Bowie, 20720 transfer from Three Guys, LLC, t/a Benito's Brick Oven Italiano, 10201 Martin Luther King Jr. Highway, Bowie, 20720, Kevin J. Kennedy, Partner, Von Davenport, Partner.

Vito Riccio, Authorized Person/Managing Member for a Class B, Beer, Wine and Liquor License for the use of Richio, LLC, t/a Vito's Pizzeria, 7313A Baltimore Avenue, College Park, 20740 transfer from Varsity Grille, LLC, t/a Varsity Grille, 7313A Baltimore Avenue, College Park, 20740, James A. McGinnis, Member, Joseph Spinelli, Member.

NEW

Dhvani Vyas, Authorized Person/Managing Member for a Class B, Beer and Wine License for the use of Vyas Aromi Café, LLC, t/a Aromi D'Italia, 156 National Plaza, National Harbor, 20745.

Francisco Raul Osorio Guzman, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of El Bucanas Café, Inc., t/a El Bucanas Café, 5409-5411 Kenilworth Avenue, Riverdale, 20737.

Modesto Alvarez, President, Ana Maristela Alvarez, Secretary/Treasurer, Gilbert Daniel Escobar, Assistant Secretary for a Class for a Class B, Beer, Wine and Liquor License for the use of El Sombbrero Tex-Mex Restaurant, Inc., t/a El Sombbrero Tex-Mex Restaurant, 11510 Baltimore Avenue, Beltsville, 20705.

Seyoum Beyene, President/Vice President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of Restaurant Brentwood, Inc., t/a Restaurant Brentwood, 4400 Rhode Island Avenue, Brentwood, 20772.

Edward Afolajuwon Erinle, Authorized Person/Member/Manager for a Class B(BLX), Beer, Wine and Liquor License for the use of Congressional Ventures I, LLC, t/a Congressional Place, 3512 Bladensburg Road, Brentwood, 20722.

Edward Afolajuwon Erinle, Authorized Person/Member/Manager for a Class B(BLX), Beer, Wine and Liquor License for the use of Congressional Ventures I, LLC, t/a Royal Banquet Hall & Restaurant, 312 Main Street, Laurel, 20707.

A hearing on the above applications will be held at the County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, May 25, 2010, at which time anyone wishing to testify either for or against the application may attend the hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

Public Hearings are also scheduled for June 2, 2010 and June 9, 2010 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

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

Attest:
Diane M. Bryant
Administrative Assistant
April 13, 2010

97765 (5-6,5-13)

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. CAE 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)

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. CAE 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)

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.

Emmette King
Toloria King
5100 Barto Avenue
Suitland, MD 20746
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-01187**

Notice is hereby given this 28th 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 28th 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 28th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$188,550.00. The property sold herein is known as 5100 Barto Avenue, Suitland, MD 20746.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97803 (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. CAE 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)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses authorized by the General Assembly will be accepted by the Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland June 24, 2010 and will be heard on August 24, 2010. Those licenses are:

Class D, Beer and Wine – 17 DW 10

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

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

All applications, for new and transfer of licenses, must be completely executed when they are submitted in order to be scheduled for the Hearing on Tuesday, August 24, 2010 @ 10:00 a.m., 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

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

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

Attest:
Diane M. Bryant
Administrative Assistant
April 27, 2010
97766 (5-6,5-13)

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.

Tesfaye Tekle
Almaz Kidane
5810 Maryhurst Drive
Hyattsville, MD 20782
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-32426**

Notice is hereby given this 28th 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 28th 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 28th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$232,690.88. The property sold herein is known as 5810 Maryhurst Drive, Hyattsville, MD 20782.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97804 (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 24th, 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 # 3797B 1964 SAILMASTER 22FT
HULL # NO HULL # ON BOAT
DC 7873B
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT # 4817 1992 CADILLAC Deville
VIN # 1G6CD13B5N4291778
ARTHUR GROSS JR (PROP)
464 HARRIET TUBMAN DR POB 652
HUNTINGTOWN

LOT # 4819 1995 FORD TRUCK E150 Van-V8
VIN # 1FTEE14Y8SHA92282
CHARLIE'S SERVICE STATION
11024 LIBERTY ROAD
RANDALLSTOWN

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

97787 (5-6,5-13)

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

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

Adoption No. CAA10-12165

NOTICE TO BIRTH FATHER

To: **MICHAEL ORELLANA:** You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA10-12165. All persons who believe themselves to be parents of a female child born on September 16, 2002, in Silver Spring, Maryland, to CLAUDIA MATA (a.k.a. CLAUDIA CUEVA) , birth date August 28, 1983, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area and in Honduras, you will have agreed to the permanent loss of your parental rights to this child.

97897 (5-13)

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.

Janet Franklyn
6802 Randolph Street
Hyattsville, MD 20784
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-00741**

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 \$120,000.00. The property sold herein is known as 6802 Randolph Street, Hyattsville, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97707 (4-29,5-6,5-13)

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.

Roger Nigel Jeffrey
Claudeth Jeffrey
3608 Holloway North
Upper Marlboro, MD 20772
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-19423**

Notice is hereby given this 27th 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 27th 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 27th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$316,240.77. The property sold herein is known as 3608 Holloway North, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97738 (4-29,5-6,5-13)

COUNTY COUNCIL HEARING

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

**TUESDAY, MAY 18, 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, May 18, 2010 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-10-2010 (DR-2) – AN ACT CONCERNING PRINCE GEORGE'S COUNTY ARTS AND ENTERTAINMENT DISTRICT – REAL PROPERTY TAX CREDIT for the purpose of approving a real property tax credit for qualifying residing artists and for arts and entertainment enterprises; and generally relating to a real property tax credit.

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

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

Attest: Redis C. Floyd
Clerk of the Council

97782 (5-6,5-13)

Bid No. DER 2009-0019

NOTICE TO CONTRACTORS

CRITTENDEN STREET DRAINAGE IMPROVEMENTS/
MELROSE PARK ACCESS TRAIL PROJECT

ATTENTION: This bid is restricted to Certified Minority Business Enterprises that has a current certification with the Prince George's County Certified Minority Development Division and in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11)(8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Prince George's County MBE Program.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of **Crittenden Street Drainage Improvements/Melrose Park Access Trail Project** in Prince George's County. Sealed bids will be received by the **Department of Environmental Resources, Administrative Services, Attn: Mr. Dennis Bigley, 9400 Peppercorn Place, Suite 520, Largo, Maryland 20774, until 10:00 a.m. local prevailing time, June 22, 2010**, and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **May 17, 2010**.

McGraw-Hill Dodge Reports: Mary Ann Smith, 8501 LaSalle Road, Suite 204, Towson, Maryland, 21286. Tel: 410-821-8046; fax: 410-821-0090

Construction Data Corporation: Christian Durham, 111 Coming Road, Suite 140, Cary, North Carolina, 27511. Tel: 888-232-2850; fax: 888-232-2856

Reed Construction Data: 30 Technology Parkway South, Norcross, Georgia, 30092. Tel: 1-800-304-0059; Fax: 1-800-774-9097

The project includes, but is not limited to, construction of storm drain system, rip rap outfall protection, sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **May 17, 2010** at the Capital Projects Team, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Ben Belton** at (301) 883-5838. A non-refundable fee of **Twenty five Dollars (\$25.00)** will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **May 25, 2010 at 10:00 A.M.** at the Capital Projects Section, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

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

97838 (5-13)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

NOTICE

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

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. CAE 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 men-
 tioned in these proceedings, made
 and reported, will be ratified and
 confirmed, unless cause to the con-
 trary 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)

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. CAE 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 men-
 tioned in these proceedings, made
 and reported by Glen H. Tschirgi,
 Substitute Trustee, be ratified and
 confirmed, unless cause to the con-
 trary 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 news-
 paper 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)

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 per-
 sonal 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 writ-
 ten notice, notifying the creditor
 that the claim will be barred unless
 the creditor presents the claims
 within two months from the mail-
 ing or other delivery of the notice.

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

GAIL NORRIS
 Personal Representative

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

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

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
 14002 Pleasant View Drive, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from
 Philip Bangura and Princess Kanu Bangura aka Princess Bangura, dated
 August 26, 2004, and recorded in Liber 24183 at folio 338 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 12:03 PM

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

LOT NUMBERED 57, IN BLOCK LETTERED "C", IN THE SUBDIVISION
 KNOWN AS "OLD STAGE KNOLLS".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in
 such other form as the Substitute Trustees may determine, at their sole dis-
 cretion, 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, includ-
 ing sanitary and/or metropolitan district charges to be adjusted for the cur-
 rent 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 outstand-
 ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
 mentary stamps, transfer taxes, and all settlement charges shall be borne by
 the purchaser. If the Substitute Trustees are unable to convey good and
 marketable title, the purchaser’s sole remedy in law or equity shall be lim-
 ited to the refund of the deposit to the purchaser. Upon refund of the
 deposit, the sale shall be void and of no effect, and the purchaser shall have
 no further claim against the Substitute Trustees. Purchaser shall be respon-
 sible for obtaining physical possession of the property. Purchaser agrees to
 pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
 review of settlement documents. The purchaser at the foreclosure sale shall
 assume the risk of loss for the property immediately after the sale.

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

97767 (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

15609 EVERGLADE LANE, UNIT F202
 BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from
 Reginette V. Osby dated March 7, 2006 and recorded in Liber 25483,
 Folio 50 among the Land Records of Prince George’s County,
 Maryland, with an original principal balance of \$250,750.00, and an
 original interest rate of 8.520, default having occurred under the terms
 thereof, the Substitute Trustees will sell at public auction at 14735 Main
 St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval
 Wing of courthouse complex--If courthouse is closed due to inclement
 weather or other emergency, sale shall occur at time previously sched-
 uled, on next day that court sits], on 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 being sold is a
 condominium unit and all common elements appurtenant thereto.

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

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

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

97823 (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
 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 dis-
 cretion, 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, includ-
 ing sanitary and/or metropolitan district charges to be adjusted for the cur-
 rent 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 outstand-
 ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
 mentary stamps, transfer taxes, and all settlement charges shall be borne by
 the purchaser. If the Substitute Trustees are unable to convey good and
 marketable title, the purchaser’s sole remedy in law or equity shall be lim-
 ited to the refund of the deposit to the purchaser. Upon refund of the
 deposit, the sale shall be void and of no effect, and the purchaser shall have
 no further claim against the Substitute Trustees. Purchaser shall be respon-
 sible for obtaining physical possession of the property. Purchaser agrees to
 pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
 review of settlement documents. The purchaser at the foreclosure sale shall
 assume the risk of loss for the property immediately after the sale.

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

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

1801 BERRY LANE
 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from
 Tawanna Wilson dated May 10, 2007 and recorded in Liber 27952, Folio
 420 among the Land Records of Prince George’s County, Maryland,
 with an original principal balance of \$216,000.00, and an original inter-
 est 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 cour-
 thouse 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 con-
 ditions, restrictions and agreements of record affecting same, if any and
 with no warranty of any kind.

Terms of Sale: A deposit of \$22,000.00 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 docu-
 mentary 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 dam-
 age 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 reme-
 dies, declare the entire deposit forfeited and resell the property at the
 risk and cost of the defaulting purchaser, in which case the purchaser
 agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees.
 Purchaser waives personal service of any paper filed in connection
 with such a motion on himself and/or any principal or corporate
 designee, and expressly agrees to accept service of any such paper by
 regular mail directed to the address provided by said bidder at the time
 of foreclosure auction. In such event, the defaulting purchaser shall be
 liable for the payment of any deficiency in the purchase price, all costs
 and expenses of resale, reasonable attorney’s fees, and all other charges
 due and incidental and consequential damages. The purchaser shall
 not be entitled to any surplus proceeds or profits resulting from any
 resale of the property. If the Substitute Trustees cannot convey insur-
 able title, the purchaser’s sole remedy at law or in equity shall be the
 return of the deposit. The sale is subject to post-sale confirmation and
 audit of the status of the loan with the loan servicer including, but not
 limited to, determination of whether the borrower entered into any
 repayment agreement, reinstated or paid off the loan prior to the sale.
 In any such event, this sale shall be null and void, and the Purchaser’s
 sole remedy, in law or equity, shall be the return of his deposit without
 interest.

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

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

97824 (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.
Jamilla E. Williams
506 Wilson Bridge Drive,
Unit #6706 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

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Joseph Burgess
8104 Pats Place
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-17928

Notice is hereby given this 27th 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 27th 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 27th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$204,000.00. The property sold herein is known as 8104 Pats Place, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97737 (4-29,5-6,5-13)

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

Estate No. 84445
97805 (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.
Pedro Delcid
Flor E. Delcid
809 Heron Court
Landover, MD 20785
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-02062

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 \$149,443.85. The property sold herein is known as 809 Heron Court, Landover, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97704 (4-29,5-6,5-13)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
John Price
4014 Vine Street
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-40387

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 \$307,313.80. The property sold herein is known as 4014 Vine Street, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97709 (4-29,5-6,5-13)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GENEVIEVE HULVEY

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 3rd day of November, 2010.

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

(1) Six months from the date of the decedent’s death, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

CHRIS W. HULVEY
Personal Representative

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

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

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Maria Ventura
5402 Emerson Street
Hyattsville, MD 20781
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-00019

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 \$289,989.13. The property sold herein is known as 5402 Emerson Street, Hyattsville, MD 20781.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97708 (4-29,5-6,5-13)

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.
Robert O. Mitchell
Belinda A. Mitchell
9276 Cherry Lane, Unit No. 83
Laurel, MD 20708
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-02052

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 \$139,981.48. The property sold herein is known as 9276 Cherry Lane, Unit No. 83, Laurel, MD 20708.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97705 (4-29,5-6,5-13)

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)

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.
Joseph R. Richardson
9006 50th Place
College Park, MD 20740
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-00742

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 \$297,883.56. The property sold herein is known as 9006 50th Place, College Park, MD 20740.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97706 (4-29,5-6,5-13)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Trustees
vs.
Eric R. Hurley
Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-35330

ORDERED, this 27th day of April, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3500 Wayneswood Road, Fort Washington, Maryland 20748 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O’Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of May, 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 27th day of May, 2010, next.

The report states the amount of sale to be \$140,800.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
97739 (4-29,5-6,5-13)

Dena C. Feeney, Esquire
Feeney & Kuwamura, P.A.
1010 Wayne Avenue, Suite 220
Silver Spring, MD 20910
(301) 587-2240

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LORETTA C. BARCHESKI

Notice is given that Thomas S. Barcheski whose address is 6111 Brooklyn Bridge Road, Laurel, MD 20707 and Patricia Larocca, whose address is 20 Eucalyptus Knoll, Mill Valley, CA 94941 were on March 23, 2010 appointed co-personal representatives of the estate of Loretta C. Barcheski who died on January 14, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 23rd day of September, 2010.

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

(1) Six months from the date of the decedent’s death, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or
(2) Two months after the co-personal representatives mail or otherwise 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.

THOMAS S. BARCHESKI
PATRICIA LAROCCA
Co-Personal Representatives

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

Estate No. 84223
97722 (4-29,5-6,5-13)

LEGALS

NOTICE

Daniel J. Collins
6411 Ivy Lane Suite 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
GWYNN A. TEAGUE SR

Notice is given that Sharon Langley, whose address is 701 Corporate Center, Suite 300, Ralliegh, NC 27607 was on April 13, 2010 appointed personal representative of the estate of Gwynn A. Teague Sr, who died on December 31, 1981 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.

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.

SHARON LANGLEY
Personal Representative

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

Estate No. 83409
97724 (4-29,5-6,5-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LEE ETHEL THOMPSON

Notice is given that Wilmer T. Brightwell Jr., whose address is 23243 Willow Creek Way, California, MD 20619 was on April 13, 2010 appointed personal representative of the estate of Lee Ethel Thompson who died on April 2, 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 13th 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.

WILMER T. BRIGHTWELL JR.
Personal Representative

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

Estate No. 84351
97725 (4-29,5-6,5-13)

**THE PRINCE
GEORGE'S POST
Call 301-627-0900
Fax 301-627-6260**

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.

Estate No. 84364
97900 (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)

MECHANIC’S LIEN SALE

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

**MAY 14, 2010
AT 10:00 AM**

2007 Suzuki
JS1GT77A772107651

2005 Suzuki
JS1GT76A652101910

2005 Kawasaki
JKAZXC135A022420

2008 Suzuki
JS1GX72A082107780

2002 Honda
1HFSC46052A009049

The auction will be held on the premises of:

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

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

97811 (5-6,5-13)

**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

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
12200 Birchview Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Walter E Bonilla Reina aka Walter Bonilla and Emna Perez, dated August 30, 2006, and recorded in Liber 25960 at folio 701 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 12:12 PM

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

LOT NUMBER TWENTY-EIGHT (28), IN BLOCK LETTERED "L", IN THE SUBDIVISION KNOWN AS "PLAT FIVE, SECTION FIVE, BONIWOOD".

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

97843 (5-13,5-20,5-27)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
15306 Pine Tree Way, Bowie, MD 20721-3026

By virtue of the power and authority contained in a Deed of Trust from ROBERT E. THOMAS (DECEASED, CO-PERSONAL REPRESENTATIVE, JEROME HOOBLER AND NAIMA SAID) AND NELLIE E. THOMAS (PRE-DECEASED ROBERT THOMAS), and CURRENT OWNER, JOSEPHINE HOOBLER dated February 12, 1993 and recorded in Liber 8656 at Folio 493 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, MAY 19, 2010
AT 3:00 P.M.

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

BEING KNOWN AND DESIGNATED AS LOT 11, BLOCK "C", AS SHOWN ON A PLAT ENTITLED, "SECTION 1 & 2, PLAT 2, TALL OAKS CROSSING RECORDED AMONG THE PLAT RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN PLAT BOOK 124, PLAT NUMBER 64.

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

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

LEGALS

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer’s Number # A00116

97763 (4-29,5-6,5-13)

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 Agustin 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)

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
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 SUBDIVISION KNOWN AS "POINTER RIDGE AT COLLINGTON".

The property is improved by a dwelling.

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

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

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

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

THE PRINCE GEORGE’S

POST 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
12502 Cynthia Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Otis W Barkley, dated May 4, 2007, and recorded in Liber 29068 at folio 736 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JUNE 2, 2010
AT 12:33 PM

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

LOT NUMBERED TWENTY-SIX (26) IN BLOCK NUMBERED TWENTY-FIVE (25) IN THE SUBDIVISION KNOWN AS PLAT NO. 16, KETTERING.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$44,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97850 (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
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
ELOISE S. CURRY

Notice is given that James W. Curry Jr, whose address is 550 Bay Avenue #1104, Somers Point, NJ 08244 and Caryn Curry, whose address is 7825 S. Paxton Avenue, Chicago, IL 60649 were on March 24, 2010 appointed co-personal representatives of the estate of Eloise S. Curry who died on March 12, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of September, 2010.

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

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

(2) Two months after the co-personal representatives mail or otherwise 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.

JAMES W. CURRY JR
CARYN CURRY
Co-Personal Representatives

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

Estate No. 84166
(4-29,5-6,5-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE J. CARRETTE

Notice is given that Catherine M. Woods, whose address is 12310 Rockledge Drive, Bowie, MD 20715 was on April 16, 2010 appointed personal representative of the estate of George J. Carrette who died on March 30, 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 16th 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.

CATHERINE M. WOODS
Personal Representative

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

Estate No. 84383
(4-29,5-6,5-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIAN T. MAHER

Notice is given that Lillian T. Maher, whose address is 4502 30th Street, Mount Rainier, MD 20712 was on April 21, 2010 appointed personal representative of the estate of Lillian T. Maher, who died on April 18, 2001 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 21st 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

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.

ALFRED C. HICKS
Personal Representative

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

Estate No. 84427
(4-29,5-6,5-13)

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)

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)

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.

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. CAE 10-04525**

Notice is hereby given this 7th day of May, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of June, 2010.

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARNOLD LUCIOUS WILSON JR

Notice is given that Marc Wilson, whose address is 7106 Riggs Rd Court, Hyattsville, MD 20783 was on April 14, 2010 appointed personal representative of the estate of Arnold Lucious Wilson Jr. who died on April 3, 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 14th 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.

MARC WILSON
Personal Representative

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

Estate No. 84363
(4-29,5-6,5-13)

NOTICE

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

Plaintiffs

vs.

Robert D. Mitchell
aka Robert D. Mitchell, Sr.

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 10-01175**

ORDERED, this 26th day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8800 Charm Ct., Brandywine, Maryland 20613 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 26th day of May, 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 26th day of May, 2010, next.

The report states the amount of sale to be \$250,750.00.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97702 (4-29,5-6,5-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DESSIE R. MCCOY

Notice is given that David Manuel, whose address is 1514 3rd Street, Glenarden, MD 20706 was on April 22, 2010 appointed personal representative of the estate of Dessie R. McCoy who died on March 23, 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 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.

DAVID MANUEL
Personal Representative

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

Estate No. 84440
(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

13310 NEW ACADIA LANE #108
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Andre White and Novella White dated December 8, 2006 and recorded in Liber 26720, Folio 413 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$172,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 18, 2010 AT 11:00 AM.**

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

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

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

97752 (4-29,5-6,5-13)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

16207 BROOKMEAD COURT
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Tawana F. Webb dated November 7, 2008 and recorded in Liber 30241, Folio 210 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$226,902.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 18, 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

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

97757 (4-29,5-6,5-13)

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

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)

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 10th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 10th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$301,967.26. The property sold herein is known as 4510 Running Deer Way, Bowie, MD 20720.

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

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Gwendolyn L. Davis
Lindon Davis
6505 Greig Street
Capitol Heights, MD 20743
Defendants

In the Circuit Court for Prince George’s County, Maryland Case No. CAE 10-04141
Notice is hereby given this 10th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of June, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 10th day of June, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$224,221.51. The property sold herein is known as 6505 Greig Street, Capitol Heights, MD 20743.

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

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Jose S. Hernandez
Norma Hernandez
11362 Cherry Hill Road, Unit #202
Beltsville, MD 20705
Defendants

In the Circuit Court for Prince George’s County, Maryland Case No. 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 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 \$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
97789 (5-6,5-13,5-20)

LEGALS

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
1. 1987 Mercedes Benz, 4 Door, VIN # WDBCB25D4HA325902
2. 1999 Mercedes Benz, 4 Door, VIN # 4JGAB72E2XA077856
3. 1999 Mercedes Benz, 2 Door, VIN # WDBLJ65G3XF082752
4. 1994 Mercedes Benz, 4 Door, VIN # WDBHA22E5RF027921
5. 1988 Mercedes Benz, 4 Door, VIN # WDBEA30DXJA791865
6. 2000 Mercedes Benz, 4 Door, VIN # WDBNG75JXYA133039
7. 2005, Mercedes Benz, 4 Door, VIN # 4JGAB57E55A530801
YKD T / A Bank Auto Body
5516 St. Barnabas Road
Oxon Hill, MD 20745
1. 2007 Chevrolet, 4 Door, VIN # 2G1WB58K079236132

Uni Body Auto World
4650 A Tanglewood Drive
Hyattsville, MD 20781
1. 2004 Volvo, 4 Door, VIN # YV1VS27584F069450
2. 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 LegalWork Services, LLC for inquiries at 800-991-9101
97898 (5-13,5-20)

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
C10-090	Roll Off Containers	Pre-Bid: 5/27/2010 @ 2:00 p.m. Opens: 6/10/2010 @ 12:00 noon	\$5.50
*S10-023	Time and Material – Electrical Services “EXTENDED”	Pre-Bid: 4/19/2010 @10:00 a.m. Closes 5/18/2010 @ 3:00 p.m.	\$5.50

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

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

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

—By Authority Of—
JACK B. JOHNSON
County Executive
97895 (5-13)

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
Roselyn 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)

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)

LEGALS

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

TRUSTEES’ SALE
Case No. CAE10-08072

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

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Rhode Island Ave. Ltd. dated the 18th of August, 2006, and duly recorded among the Land Records of Prince George’s County, Maryland, in Liber 26133, at Folio 176, docketed for foreclosure in Civil No. CAE10-08072, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front entrance of the Circuit Court for Prince George’s County, Maryland, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland, 20772, on
TUESDAY, JUNE 1, 2010 AT 2:00 P.M.

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

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

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

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

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

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

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

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
Substitute Trustees

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

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.
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 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)

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

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN
Substitute Trustees
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)

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)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
1709 Taylor Avenue, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Margarito Avelar Guitierrez aka Margarito Avelar Gutierrez, dated February 1, 2006, and recorded in Liber 25093 at folio 058 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

MAY 14, 2010
AT 12:09 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97689

(4-29,5-6,5-13)

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
11009 Ibis Lane, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Trina Strother and Edward S Strother Sr, dated December 22, 2006, and recorded in Liber 26958 at folio 562 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 14, 2010
AT 12:12 PM

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

LOT NUMBERED FIVE (5) IN BLOCK NUMBERED 23 IN A SUBDIVISION KNOWN AS "SECTION FOURTEEN, HOLLOWAY 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 \$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 10.9% 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

97690

(4-29,5-6,5-13)

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

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
8704 Crandall Road, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Rene J Jutzuy aka Rene J Jutsuy, dated November 16, 2005, and recorded in Liber 24366 at folio 667 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 14, 2010
AT 12:18 PM

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

LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "ROLLING VIEW".

The property is improved by a dwelling.

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

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

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

97692

(4-29,5-6,5-13)

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
9117 Alcona Street, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Manuel Fuentes and Mirian Fuentes, dated December 27, 2006, and recorded in Liber 27161 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 14, 2010
AT 12:21 PM

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

LOT NUMBERED NINE (9), IN BLOCK NUMBERED ONE (1), IN THE SUBDIVISION KNOWN AS "WHITFIELD KNOLLS".

The property is improved by a dwelling.

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

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

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

97693

(4-29,5-6,5-13)

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
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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

8633 FULTON AVENUE
GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust from Winston Wilson dated August 16, 2006 and recorded in Liber 25821, Folio 737 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,000.00, and an original interest rate of 7.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 18, 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

97746 (4-29,5-6,5-13)

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

10505 Campus Way South, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Wallace Najiy and Stephanie Najiy, dated December 22, 2005, and recorded in Liber 30652 at folio 483 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

MAY 14, 2010
AT 12:03 PM

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

SITUATED IN THE 13TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND AND BEING KNOWN AND DESIGNATED AS LOT NUMBERED 81-3 IN BLOCK NUMBER 11, IN THE SUBDIVISION KNOWN AS "KETTERING".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.75% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97687 (4-29,5-6,5-13)

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

2507B KENT TOWN PLACE
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Margie Green dated May 11, 2007 and recorded in Liber 27952, Folio 53 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$189,000.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 18, 2010 AT 11:00 AM.

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

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

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

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

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

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

97759 (4-29,5-6,5-13)

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

9209 Doris Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Jeffrey P Jordon and Linda L Lovelace, dated May 12, 2006, and recorded in Liber 25209 at folio 718 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 17, 2010
AT 12:03 PM

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

LOT 8, IN BLOCK "A", IN A SUBDIVISION KNOWN AS LINDA KNOLLS.

The property is improved by a dwelling.

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

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

97695 (4-29,5-6,5-13)

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

11011 GATES DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Catrina Robinson dated October 5, 2007 and recorded in Liber 29121, Folio 368 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$374,000.00, 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 18, 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 \$41,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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