

LEGALS

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

vs.

TROY THOMAS
2109 Porter Avenue
Suitland, MD 20746

LOT #4595B, 1974 BRISTOL BOAT 26'
MD #5114U
HULL # BTY262070174
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT #4643B, 1984 TILLOTSON BOAT 21'
MD #6769AV
HULL # TSP21267M841
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT #4644B, 1975 CHRISCRAFT BOAT 35'2"
MD #8251AW
HULL # CCBZA0950475
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT #4645B, 1979 LANCER BOAT 33'6"
NC # 2028BJ
HULL # LYP30173M79C
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT #4647B, 1987 BAYLINER BOAT 26'
MD #8360C
HULL # BPIA08STF687
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT #4648B, 1987 CARVER BOAT 27'
MD #3730AR
HULL # CDRH6049C787
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT #4649B, 1987 T-BIRD BOAT 28'
MD #3429AR
HULL # TNRD6913H687
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT #4664B, 1976 AMERICAN BOAT 23'
MD # 4898AK VA#1656YY
HULL # AMXCC4490576
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT #4596B, 1974 BAYLINER BOAT 25'
DC # 9534 A
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

**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**

97448 (4-1,4-8)

Robert K. Goren, Esq.
15245 Shady Grove Rd., Suite 465N
Rockville, MD 20850
(301) 984-6266

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CLARENCE HARROD, JR.

Notice is given that Robert K. Goren, Esq., Goren, Wolff & Orenstein, LLC, whose address is 15245 Shady Grove Rd., Suite 645N, Rockville, MD 20852, was on March 4, 2010 appointed personal representative of the estate of Clarence Harrod Jr., who died on January 19, 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 4th day of September, 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.

ROBERT K. GOREN
Personal Representative

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

Estate No. 83799
97418 (4-1,4-8,4-15)

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.

Barbara Bazemore
134 Eagle Head Drive
Fort Washington, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-00538**

Notice is hereby given this 30th day of March, 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 30th day of April, 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 30th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$230,850.00. The property sold herein is known as 134 Eagle Head Drive, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97455 (4-1,4-8,4-15)

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

Substitute Trustees,
Plaintiffs

v.

Gregory Hampton
13120 Croom Road
Upper Marlboro, MD 20772

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-32033**

Notice is hereby given this 30th day of March, 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 30th day of April, 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 30th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$450,000.00. The property sold herein is known as 13120 Croom Road, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97454 (4-1,4-8,4-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
THEODORE ROOSEVELT NASH

Notice is given that (S) Milton Mclver, whose address is PO Box 3308, Capitol Heights, MD 20791 was on October 27, 2009 appointed successor personal representative of the estate of Theodore Roosevelt Nash who died on April 22, 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 successor 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 27th day of April, 2010.

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

(S) MILTON MCIVER
Personal Representative

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

Estate No. 81843
97451 (4-1,4-8,4-15)

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.

Shamere Jones
1508 Robert Lewis Avenue
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-38264**

Notice is hereby given this 29th day of March, 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 29th day of April, 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 29th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$340,000.00. The property sold herein is known as 1508 Robert Lewis Avenue, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97421 (4-1,4-8,4-15)

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.

Sean Green (deceased)
Carolyn J. Green, Personal Representative, for the Estate of Sean Green
540 Wilson Bridge Drive, #D-1
Oxon Hill, MD 20745

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-38424**

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

The Report of Sale states the amount of the foreclosure sale price to be \$10,000.00. The property sold herein is known as 540 Wilson Bridge Drive, #D-1, Oxon Hill, MD 20745.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97432 (4-1,4-8,4-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARY PAULINE HOFFMAN

Notice is given that Colleen Woodard, whose address is 5753 Daingerfield Way, Fairfax Station, VA 22039 was on March 18, 2010 appointed personal representative of the estate of Mary Pauline Hoffman who died on March 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 18th day of September, 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.

COLLEEN WOODARD
Personal Representative

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

Estate No. 84137
97449 (4-1,4-8,4-15)

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.

Patrice A. Ingram-Martin
Christopher Martin
3111 Dynasty Drive
District Heights, MD 20747

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-00179**

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

The Report of Sale states the amount of the foreclosure sale price to be \$158,600.00. The property sold herein is known as 3111 Dynasty Drive, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97431 (4-1,4-8,4-15)

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.

Tina Y. Jones
12015 Birchview Drive
Clinton, MD 20735

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-34226**

Notice is hereby given this 26th day of March, 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 April, 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 April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$405,448.94. The property sold herein is known as 12015 Birchview Drive, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97426 (4-1,4-8,4-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NATALIE P. ORCHOWSKI

Notice is given that Steven A. Orchowski, whose address is 5805 38th Avenue, Hyattsville, MD 20782 was on March 23, 2010 appointed personal representative of the estate of Natalie P. Orchowski who died on February 21, 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 23rd day of September, 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.

STEVEN A. ORCHOWSKI
Personal Representative

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

Estate No. 84163
97453 (4-1,4-8,4-15)

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.

Carolyn A. Bennett
126 Joycetown Way a/k/a Terrace
Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-38425**

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

The Report of Sale states the amount of the foreclosure sale price to be \$146,257.58. The property sold herein is known as 126 Joycetown Way a/k/a Terrace, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97430 (4-1,4-8,4-15)

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.

Roy S. Kwan
12504 Blue Ponds Terrace
Beltsville, MD 20705

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-36227**

Notice is hereby given this 26th day of March, 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 April, 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 April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$315,000.00. The property sold herein is known as 12504 Blue Ponds Terrace, Beltsville, MD 20705.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97425 (4-1,4-8,4-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LAVERNE E. SARGEANT

Notice is given that Stanley C. Sargeant, whose address is 18129 American Beauty Dr #156, Canyon Country, CA 91387 was on March 29, 2010 appointed personal representative of the estate of Laverne E. Sargeant who died on February 28, 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 29th day of September, 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.

STANLEY C. SARGEANT
Personal Representative

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

Estate No. 84075
97450 (4-1,4-8,4-15)

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.

Layemi Ladosu
 2906 Berrywood Lane
 Springdale, MD 20774
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-32026

Notice is hereby given this 16th day of March, 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 16th day of April, 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 16th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$276,750.00. The property sold herein is known as 2906 Berrywood Lane, Springdale, MD 20774.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97279 (3-18,3-25,4-1)

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

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

Adoption No. CAA10-01754

NOTICE TO UNKNOWN FATHER

To: UNKNOWN BIRTH FATHER: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA10-01754. All persons who believe themselves to be parents of a male child born on December 27, 2009, in Washington, DC, to MARIA ANTOINETTE RUCKER, birth date July 2, 1988, 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 areas, you will have agreed to the permanent loss of your parental rights to this child.

97261 (3-18,3-25,4-1)
ORDER OF PUBLICATION
 SUN ENTERPRISE, LLC
 8817 Screech Owl Court
 Gainesville, Virginia 20155
 Plaintiff
 vs.
 THOMAS G. ALEXANDER
 11036 Livingston Road
 Fort Washington, Maryland 20744-5035
 and
 AMY T. ALEXANDER
 11036 Livingston Road
 Fort Washington, Maryland 20744-5035
 and
 UNKNOWN OWNER OF PROPERTY 11,761.00 Sq. Ft., Livingston Road, Map 123 Grid A4, Parcel 145, Acct No. 05-0326975 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and
 THE COUNTY OF PRINCE GEORGE'S
 Serve on: Stephanie Anderson
 County Attorney
 County Administration Building
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

And all other persons having or claiming to have an interest in 11,761.00 Sq. Ft., Livingston Road

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 10-07009

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 11,761.00 Sq. Ft., Livingston Road, Account No. 05-0326975, and assessed to Thomas G. Alexander and Amy T. Alexander, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

11,761.00 Sq. Ft., Livingston Road, District 05, Map 123, Grid A4, Parcel 145, Deed Ref: 12866/180, Acct No.: 0326975

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

been paid, although the required time for filing a complaint has elapsed.

It is thereupon this 23rd day of March, 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 a general circulation once a week for three (3) successive weeks before the 16th day of April, 2010, warning all persons interested in said property to be and appear in this Court by the 25th day of May, 2010, to redeem the property, 11,761.00 Sq. Ft., Livingston Road, Account No. 05-0326975, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, SUN ENTERPRISE, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
 Peggy Magee, Clerk
97325 (3-25,4-1,4-8)

NOTICE

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

vs.

Rusty Mason
 Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-35454

ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6206 Foote Street, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of April, 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 12th day of April, 2010, next.

The report states the amount of sale to be \$148,058.40.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97252 (3-18,3-25,4-1)

NOTICE

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

vs.

Juan Carlos Espinoza
 Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-38910

ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6108 87th Avenue, New Carrollton, Maryland 20784 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 12th day of April, 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 12th day of April, 2010, next.

The report states the amount of sale to be \$157,500.00.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97243 (3-18,3-25,4-1)

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.

Emita O. Egbes
 Bolaji Oladeinde
 12027 Bion Drive
 Fort Washington, MD 20744
 Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-29437

Notice is hereby given this 22nd day of March, 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 22nd day of April, 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 22nd day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$304,650.00. The property sold herein is known as 12027 Bion Drive, Fort Washington, MD 20744.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97346 (3-25,4-1,4-8)

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.

Santiago Solis
 5904 Dorothy Court
 Clinton, MD 20735
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33193

Notice is hereby given this 23rd day of March, 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 23rd day of April, 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 23rd day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$182,250.00. The property sold herein is known as 5904 Dorothy Court, Clinton, MD 20735.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97347 (3-25,4-1,4-8)

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.

Arthur D. Margulies
 Arthur Margulies
 7708 Hanover Parkway T2
 Greenbelt, MD 20770
 Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-37640

Notice is hereby given this 19th day of March, 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 19th day of April, 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 19th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$72,837.74. The property sold herein is known as 7708 Hanover Parkway T2, Greenbelt, MD 20770.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97311 (3-25,4-1,4-8)

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.

Lapreia Terry
 15409 Gideon Gilpin Street
 Brandywine, MD 20613
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-28048

Notice is hereby given this 19th day of March, 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 19th day of April, 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 19th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$275,602.60. The property sold herein is known as 15409 Gideon Gilpin Street, Brandywine, MD 20613.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97312 (3-25,4-1,4-8)

ORDER OF PUBLICATION

AMERICAN LIEN FUND LP
 Plaintiff
 v.

AMER 714, LLC

and
 THE LAST SURVIVING MEMBERS AND ASSIGNS OF AMER 714, LLC

and
 MICHAEL G. WOLFE, TRUSTEE

and
 KEVIN R. MCCARTHY

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

True Copy—Test:
 Peggy Magee, Clerk
 97310 (3-25,4-1,4-8)

LEGALS

WELLS FARGO BANK, NATIONAL ASSOCIATION F/K/A COMMERCE FUNDING CORPORATION

and

PRINCE GEORGE'S COUNTY

And all other persons having or claiming to have an interest in

Property Address: 0 Tamer Court
 Account Number: 05 029139-3
 Description: 20,114 Sq. Ft, Tantallon North, Lot 74, Blk A
 Assmt: \$69,943
 Liber/Folio: 13658/641
 Assessed To: AMER 714, LLC

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 10-06975

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

Property Address: 0 Tamer Court
 Account Number: 05 029139-3
 Description: 20,114 Sq. Ft, Tantallon North, Lot 74, Blk A
 Assmt: \$69,943
 Liber/Folio: 13658/641
 Assessed To: AMER 714, 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 23rd day of March, 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 circulation in Prince George's County, once a week for three (3) successive weeks on or before the 16th day of April, 2010, warning all persons interested in the said properties to be and appear in this Court by the 25th day of May, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Peggy Magee, Clerk
97324 (3-25,4-1,4-8)

NOTICE

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

Dorothy L. Williams
 2203 Tuemmler Avenue
 Hyattsville, MD 20785
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-26312

Notice is hereby given this 19th day of March, 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 19th day of April, 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 19th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$11,000.00. The property sold herein is known as 2203 Tuemmler Avenue, Hyattsville, MD 20785.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97313 (3-25,4-1,4-8)

NOTICE

Deborah K. Curran
 Laura H. G. O'Sullivan,
 Trustees

vs.

Edith Kenny
 Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-29707

ORDERED, this 19th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1904 Taylor Avenue, Fort Washington, Maryland 20744 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 19th day of April, 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 19th day of April, 2010, next.

The report states the amount of sale to be \$132,000.00.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97310 (3-25,4-1,4-8)

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.

Catrina Thompson
 3103 Polk Court
 Lanham, MD 20706
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-16899

Notice is hereby given this 19th day of March, 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 19th day of April, 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 19th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$180,378.66. The property sold herein is known as 3103 Polk Court, Lanham, MD 20706.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97316 (3-25,4-1,4-8)

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.

Mamadouba Kaba
 6103 Gothic Lane
 Bowie, MD 20720
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-24695

Notice is hereby given this 19th day of March, 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 19th day of April, 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 19th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$399,121.43. The property sold herein is known as 6103 Gothic Lane, Bowie, MD 20720.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97314 (3-25,4-1,4-8)

NOTICE

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

Jonathan Jean
 Marie Bourisquot-Jean
 12906 5th Street
 Bowie, MD 20720
 Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-03015

Notice is hereby given this 17th day of March, 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 19th day of April, 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 19th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$280,000.00. The property sold herein is known as 12906 5th Street, Bowie, MD 20720.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97317 (3-25,4-1,4-8)

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.

Sharon Good
 Robert I. Good
 4218 71st Avenue
 Hyattsville, MD 20784
 Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-34724

Notice is hereby given this 17th day of March, 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 19th day of April, 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 19th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$110,250.00. The property sold herein is known as 4218 71st Avenue, Hyattsville, MD 20784.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97322 (3-25,4-1,4-8)

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.

Naseem Khan
 11508 N. Star Drive
 Fort Washington, MD 20744
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-34727

Notice is hereby given this 17th day of March, 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 19th day of April, 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 19th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$282,150.00. The property sold herein is known as 11508 N. Star Drive, Fort Washington, MD 20744.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
97321 (3-25,4-1,4-8)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
1973 Beecham Court, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Stephen Osei and Sandra Osei, dated May 16, 2007, and recorded in Liber 28181 at folio 541 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

APRIL 9, 2010
AT 12:00 NOON

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

LOT NUMBERED FIFTY-FOUR (54) IN BLOCK LETTTERED "F" THE SUBDIVISION KNOWN AS "PLAT SIX (6), WOODVIEW VILLAGE".

The property is improved by a dwelling.

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

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

97333 (3-25,4-1,4-8)

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
5611 Coolidge Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Diedra H. Porter and Antoine J. Harrison, dated April 3, 2006, and recorded in Liber 28244 at folio 386 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

APRIL 9, 2010
AT 12:06 PM

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

LOT NUMBERED FORTY-THREE (43), IN THE SUBDIVISION KNOWN AS "ORCHARD ADDITION TO MARYLAND PARK," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK RNR 2 AT PLAT 39.

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 \$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 8.15% 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

97334 (3-25,4-1,4-8)

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
8807 Della Lane, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Darlene D Alazi and Jimmy Alazi, dated August 7, 2007, and recorded in Liber 28461 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

APRIL 9, 2010
AT 12:27 PM

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

LOT 7, BLOCK A, AS SHOWN ON A PLAT ENTITLED "PLAT OF FOUR, FRAN-DEL SUBDIVIVION".

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 \$52,000.00 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

97339 (3-25,4-1,4-8)

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
11713 Tuscany Drive, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Obinna C. Ibegwam, dated July 20, 2005, and recorded in Liber 22751 at folio 475 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

APRIL 9, 2010
AT 12:15 PM

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

LOT NUMBERED TWENTY-NINE (29), IN BLOCK LETTERED "Q", AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PLAT-3, LOTS 1 THRU 21 AND PARCEL-1, BLOCK "P" AND LOTS 1 THRU 35 AND PARCEL-1, BLOCK "Q" (A RESUBDIVISION OF PARCELS A, B, C, D, AND E, BENTLEY GROVE") MONTPELIER HILLS".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$32,000.00 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

97336 (3-25,4-1,4-8)

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

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

Improved by premises known as
8209 Clay Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Janet Ritter aka Janet Jackson and Keith Ritter, dated September 7, 2005, and recorded in Liber 24504 at folio 290 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

APRIL 14, 2010
AT 12:00 NOON

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

LOT NUMBERED TWENTY-FOUR (24) IN BLOCK LETTERED "D", IN THE SUBDIVISION KNOWN AS "RIVER BEND".

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 \$52,000.00 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

97329 (3-25,4-1,4-8)

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
7314 Donnell Place, Unit B8, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Larry L Hampton, dated February 5, 2007, and recorded in Liber 27263 at folio 581 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

APRIL 9, 2010
AT 12:21 PM

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

UNIT NUMBERED AND LETTTERED 7314 B-8 IN THE SUBDIVISION KNOWN AS "HOLLY HILL CONDOMINIUM".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$14,000.00 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 10.5% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97338 (3-25,4-1,4-8)

THE PRINCE GEORGE'S POST

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

LEGALS

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan,
Trustees

vs.

Plaintiffs

Maxine B Chandler and
Houston G Chandler

Defendants

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

Civil No. CAE 09-41495

ORDERED, this 29th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3712 Walters Lane, District Heights, Maryland 20747 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 29th day of April, 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 29th day of April, 2010, next.

The report states the amount of sale to be \$120,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

97422

(4-1,4-8,4-15)

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

IN THE MATTER OF THE
PETITION OF APPOINTMENT
OF A GUARDIAN OF A
MINOR CHILD

Case No: CAE09-23876

ORDER OF PUBLICATION

This is to give notice that on the 7th day of August, 2009, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George’s County, Maryland, by Beverly Askia, Petitioner, against Deena Blocker, birth mother, and John Doe, birth father. The birth mother is deceased and the last known address of the birth father is unknown. The petition further alleges that Petitioner is a resident of Prince George’s County, and has been so for more than one year.

The relief prayed in the petition is that Beverly Askia be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George’s County, this 23rd day of March, 2010, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George’s County, once a week in each of three successive weeks, by the 23rd day of April, 2010, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 30th day of April, 2010, why the relief requested should not be granted.

PEGGY MAGEE
CLERK

True Copy—Test:
Peggy Magee, Clerk

97457

(4-1,4-8,4-15)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILLARD P JONES III

Notice is given that Wanda E Jones whose address is 8378 Indian Head Hwy, Fort Washington, MD 20744, was on August 24, 2006 appointed personal representative of the small estate of Millard P Jones III who died on October 31, 2005, with a will.

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

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

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

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

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

Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

WANDA E JONES
Personal Representative

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

Estate No. 84099
(4-1)

97417

NOTICE

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

vs.

Plaintiffs

Elwyn N. Joseph and Pamela L.
Joseph aka Pamela L. Best

Defendants

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

Civil No. CAE 10-00012

ORDERED, this 24th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7814 Hanover Parkway, T-3, Greenbelt, Maryland 20770 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 April, 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 April, 2010, next.

The report states the amount of sale to be \$68,131.86.

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

True Copy—Test:
Peggy Magee, Clerk

97429

(4-1,4-8,4-15)

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.

Ilda Cruz-Quintero
5111 Trinidad Street
Riverdale, MD 20787

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 09-36511

Notice is hereby given this 29th day of March, 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 29th day of April, 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 29th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$367,468.84. The property sold herein is known as 5111 Trinidad Street, Riverdale, MD 20787.

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

True Copy—Test:
Peggy Magee, Clerk

97420

(4-1,4-8,4-15)

Stephen C. Hosea, Esquire
McNamee, Hosea, Jernigan,
Kim, Greenan & Lynch
6411 Ivy Lane 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
IRENE P. CAMPBELL

Notice is given that William Congleton, whose address is 2494 Old Harrisburg Road, Gettysburg, PA 17325 was on March 16, 2010 appointed personal representative of the estate of Irene P. Campbell who died on March 5, 2010 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 September, 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.

WILLIAM CONGLETON
Personal Representative

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

Estate No. 84099
(4-1,4-8,4-15)

97415

NOTICE

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

vs.

Plaintiffs

Israel A Fuentes

Defendant

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

Civil No. CAE 10-00177

ORDERED, this 29th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7912 Prince Georges Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2010, next.

The report states the amount of sale to be \$126,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

97424

(4-1,4-8,4-15)

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.

Roberto Hernandez
9445 Washington Boulevard
Lanham, MD 20706

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 09-37704

Notice is hereby given this 29th day of March, 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 29th day of April, 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 29th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$280,949.10. The property sold herein is known as 9445 Washington Boulevard, Lanham, MD 20706.

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

True Copy—Test:
Peggy Magee, Clerk

97419

(4-1,4-8,4-15)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LENA E. DIXON

Notice is given that Wilma G. Hall, whose address is 8339 Chapel Lake Court, Annandale, VA 22003 and S. Diane Lamb, whose address is 8649 Oak Chase Circle, Fairfax Station, VA 22039 were on March 18, 2010 appointed co-personal representatives of the estate of Lena E. Dixon who died on October 24, 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 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 18th 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 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.

WILMA G. HALL
S. DIANE LAMB
Co-Personal Representatives

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

Estate No. 84130
(4-1,4-8,4-15)

97452

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Trustees

vs.

Plaintiffs

Kazeem Oluwafunminiyi Lawal

Defendant

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

Civil No. CAE 09-41490

ORDERED, this 30th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4402 Braeside Court, Lanham, Maryland 20706 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 30th day of April, 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 30th day of April, 2010, next.

The report states the amount of sale to be \$144,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

97459

(4-1,4-8,4-15)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs

v.

Rolando C. Calangan, et al.
Defendants

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 09-22691

Notice is hereby given this 26th day of March, 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 April, 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 April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$295,000.00. The property sold herein is known as 1123 Bohac Lane, Accokeek, MD 20607.

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

True Copy—Test:
Peggy Magee, Clerk

97427

(4-1,4-8,4-15)

THE
PRINCE
GEORGE’S
POST
NEWSPAPER

Call
301-627-0900

Fax
301-627-6260

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES A SMITH SR

Notice is given that Kim J Smith, whose address is 8012 Owens Way, Brandywine, MD 20613 was on March 16, 2010 appointed personal representative of the estate of James A Smith Sr, who died on February 24, 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 16th day of September, 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.

KIM J SMITH
Personal Representative

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

Estate No. 84086
(4-1,4-8,4-15)

97416

BIG TINY TOWING
AUTO CLINIC, INC.
6118 Central Ave.
Capitol Heights, MD 20743
434-547-2652

MECHANIC’S LIEN SALE

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

1996 NISS MAX
VIN #: JN1CA21D4TT132899

2000 DODGE DURANGO
VIN #: 1B4HS28N7YF259146

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

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

Big Tiny’s Towing & Auto Clinic;
Lienor

97396 (4-1,4-8)

NOTICE

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

vs.

Plaintiffs

Lila Flores Ruiz and Miguel Angel
Mendez aka Miguel Angel
Mendez Gavidia

Defendants

In the Circuit Court for Prince
George’s County, Maryland
Civil No. CAE 09-37739

ORDERED, this 29th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4308 31st Street, Mount Rainier, Maryland 20712 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 29th day of April, 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 29th day of April, 2010, next.

The report states the amount of sale to be \$192,366.00.

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

True Copy—Test:
Peggy Magee, Clerk

97423

(4-1,4-8,4-15)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs

v.

Sauncearae E. Williams

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 09-22695

Notice is hereby given this 25th day of March, 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 April, 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 April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$93,000.00. The property sold herein is known as 3901 26th Avenue, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk

97428

(4-1,4-8,4-15)

NOTICE

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

vs.

Plaintiffs

Paul L. Miles, Jr. and
Antoinette R. Miles

Defendants

In the Circuit Court for Prince
George’s County, Maryland
Civil No. CAE 09-35328

ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10204 Wooden Bridge Lane, Clinton, Maryland 20735 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 12th day of April, 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 12th day of April, 2010, next.

The report states the amount of sale to be \$335,250.00.

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

True Copy—Test:
Peggy Magee, Clerk

97242

(3-18,3-25,4-1)

NOTICE

IN THE MATTER OF:
KATHERINE GISELLE
CORLETO

FOR THE CHANGE OF
NAME TO:
KATHERINE GISELLE
MARTINEZ

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-07512

A Petition has been filed to change the name of KATHERINE GISELLE CORLETO to KATHERINE GISELLE MARTINEZ.

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

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

97398

(4-1)

NOTICE

IN THE MATTER OF:
DYLAN JAMES EUGENE
HAROLD RITSON

FOR THE CHANGE OF
NAME TO:
PRINCE DYLANNOVA J.H.E.
RITSON

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-07503

A Petition has been filed to change the name of DYLAN JAMES EUGENE HAROLD RITSON to PRINCE DYLANNOVA J.H.E. RITSON.

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

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

97399

(4-1)

NOTICE

IN THE MATTER OF:
KENNETH MICHAEL RITSON

FOR THE CHANGE OF
NAME TO:
KING PRINCE KENNETH
MICHAEL RITSON

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-07501

A Petition has been filed to change the name of KENNETH MICHAEL RITSON to KING PRINCE KENNETH MICHAEL RITSON.

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

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

97401

(4-1)

NOTICE

IN THE MATTER OF:
UTHMAN O. RUFAI
MALIK AYODEJI RUFAI

FOR THE CHANGE OF
NAME TO:
UTHMAN O. ALIBALOGUN
MALIK A. ALIBALOGUN

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-07023

A Petition has been filed to change the name of UTHMAN O. RUFAI to UTHMAN O. ALIBALOGUN and MALIK AYODEJI RUFAI to MALIK A. ALIBALOGUN.

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

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

97402

(4-1)

NOTICE

IN THE MATTER OF:
SHARON JOYCE MCMILLIAN

FOR THE CHANGE OF
NAME TO:
SHARON JANE JOYCE

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

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
4228 Longfellow Street, Hyattsville, Maryland 20781

By virtue of the power and authority contained in a Deed of Trust from Luciano Tobar Alfaro Jr aka Luciano Tovar Alfaro Jr and Wilfredo Tobar Alfaro aka Wilfredo Tovar Alfaro, dated February 23, 2006, and recorded in Liber 24714 at folio 678 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

APRIL 20, 2010
AT 12:00 NOON

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

LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "ELLAVILLE 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 \$32,000.00 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

97400 (4-1,4-8,4-15)

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
17020 Fairway View Lane, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Katina Morris AKA Katina Y Morris, dated February 22, 2008, and recorded in Liber 29413 at folio 565 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

APRIL 19, 2010
AT 12:03 PM

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

LOT NUMBERED TWENTY-ONE (21), IN BLOCK NUMBERED EIGHTEEN (18), IN THE SUBDIVISION KNOWN AS 'SECTION' THREE (3) PART OF BLOCKS 17, 18, AND 20, MARLBORO MEADOWS'.

The property is improved by a dwelling.

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

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

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

97433 (4-1,4-8,4-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
1702 Redbud Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Michael Flament and D. Monique Flament aka Dario M. Flament, dated November 8, 2006, and recorded in Liber 26416 at folio 445 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

APRIL 9, 2010
AT 12:33 PM

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

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

The property is improved by a dwelling.

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

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

97341 (3-25,4-1,4-8)

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
1913 Forest Park Drive, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Teandre Taylor and Steven Taylor, dated December 6, 2006, and recorded in Liber 27013 at folio 140 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

APRIL 9, 2010
AT 12:36 PM

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

LOT NO. 327, BLOCK B, AS SHOWN ON THE PLAT ENTITLED "PLAT 2, SECTION THREE, PART OF BLOCK "B" FORESTVILLE 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 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 10.75% 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 & LAURA H.G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

97342 (3-25,4-1,4-8)

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
8206 Timber Cross Court, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Karen Thomas-Sharp and Clinton Sharp, dated May 25, 2007, and recorded in Liber 27988 at folio 056 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

APRIL 14, 2010
AT 12:09 PM

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

LOT NUMBERED ONE (1) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "PLAT EIGHTEEN, LOTS 1-6, BLOCK "C" LOT A 1-10, BLOCK "D" LOTS 1-7, BLOCK "E"; AND PARCELS A & B, BLOCK "D" SUMMIT CREEK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the 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 8.5% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97331 (3-25,4-1,4-8)

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
1206 Dillon Court, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Richard D. Williams and Kimberly McGilvery, dated June 12, 2008, and recorded in Liber 29812 at folio 443 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

APRIL 14, 2010
AT 12:03 PM

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

LOT NUMBERED FOUR (4), IN BLOCK LETTERED B IN THE SUBDIVISION KNOWN AS "MAPLE SHADE 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% 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

97330 (3-25,4-1,4-8)

THE PRINCE GEORGE'S POST

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6912 23RD AVENUE
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Beverly O. Rowe dated January 22, 2007 and recorded in Liber 27864, Folio 698 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$316,500.00, 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 **APRIL 13, 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

97363 (3-25,4-1,4-8)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6200 FOREST ROAD
CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust from Carlos A. Abreu and Sonia N. Abreu dated December 14, 2006 and recorded in Liber 26948, Folio 027 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$273,000.00, and an original interest rate of 5.999, 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 **APRIL 13, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$27,500.00 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

97394 (3-25,4-1,4-8)

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

7613 SERENADE CIRCLE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Kevin A. Smith and Rena Brownridge dated November 3, 2005 and recorded in Liber 28123, Folio 473 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 13, 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 \$33,500.00 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

97395 (3-25,4-1,4-8)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7118 COLUMBIA PARK ROAD
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Michael N. Hicks dated June 28, 2007 and recorded in Liber 28280, Folio 405 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$294,612.21, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 13, 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 \$33,000.00 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

97362 (3-25,4-1,4-8)

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

11611 GUNPOWDER DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Ylanda T. Ford dated March 28, 2007 and recorded in Liber 28820, Folio 128 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$472,000.00, and an original interest rate of 6.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 13, 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.

Being known and designated as Lot 26 in Block Y in a subdivision know as Aragona Village as per plat thereof recorded in Plat Book WWW 65 at plat 8, among the land records of Prince George's County, Maryland.

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 \$48,500.00 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

97361 (3-25,4-1,4-8)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

11217 Black Foot Court, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Chirawat Khamphong, dated September 26, 2006, and recorded in Liber 27197 at folio 404 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**APRIL 19, 2010
AT 12:06 PM**

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

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

The property is improved by a dwelling.

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

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

97434 (4-1,4-8,4-15)

LEGALS

NOTICE

IN THE MATTER OF:
EDWIN GUSTAVO GRIJALVA JR.

FOR THE CHANGE OF NAME TO:
EDWIN GUSTAVO GRIJALVA ESTRADA

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

Case No. CAE 10-06799

A Petition has been filed to change the name of EDWIN GUSTAVO GRIJALVA JR. to EDWIN GUSTAVO GRIJALVA ESTRADA.

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

Peggy Magee

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

97405

(4-1)

NOTICE

IN THE MATTER OF:
SHANIQUE LETISHA HAILE

FOR THE CHANGE OF NAME TO:
SHANIQUE LETISHA FRANCOIS

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

Case No. CAE 10-05852

A Petition has been filed to change the name of **SHANIQUE LETISHA HAILE** to **SHANIQUE LETISHA FRANCOIS**.

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

Peggy Magee

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

97410

(4-1)

LEGALS

300

TON

4 Inch HMA Superpave Base Course
25MM PG 64-22

1265

SY

4 Inch Graded Aggregate Base Course

1000

LF

5 Inch Thermoplastic White Pavement Markings

1000

LF

5 Inch Thermoplastic Yellow Pavement Markings

3406

SF

5 Inch Concrete

382

LF

Split Rail Fence

475

LF

Chain Link Fence

1500

SY

Topsoil – 4 Inch

1500

SY

Temporary Seeding

1500

SY

Seeding

450

SY

SOD

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 **“Holly Way Drainage Improvements, Contract No. 804-H (C).”**

4.

Proposal Guaranty. A proposal guaranty, in the amount of five percent (5%) of bid, must accompany each proposal payable to the Prince George’s County Government. The check or bond of the Bidder to whom the Contract is awarded will be forfeited to the County as liquidated damages in case the Contract and bond are not executed within ten (10) days after the receipt by the Bidder of the Contract for execution. Should the Bidder awarded the Contract fail to execute the contract and bond within the time stipulated, the award may be declared void and the contract awarded to another responsible Bidder and such Bidder shall conform to the stipulations herein before set forth as though he were the original party to whom the award was made, or the County may reject any or all of the proposals for such reasons as it may deem proper.

5.

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 March 31, 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.

By Authority Of,
JACK JOHNSON
County Executive

97273

(3-18,3-25,4-1)

LEGALS

ORDER OF PUBLICATION

AMERICAN LIEN FUND LP

Plaintiff

v.

BOWE’S GYM, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF BOWE’S GYM, LLC

and

RIDDICK L. BOWE, SR.
A/K/A RIDDICK L. BOWE

and

MICHAEL G. WOLFF, TRUSTEE

and

KEVIN R. MCCARTHY

and

WELLS FARGO BANK, NATIONAL ASSOCIATION F/K/A COMMERCE FUNDING CORPORATION

and

PRINCE GEORGE’S COUNTY

And all other persons having or claiming to have an interest in

Property Address: 0 Tamer Court
Account Number: 05 029140-1
Description: 20,735 Sq. Ft.
Tantallon North, Lot 75, Blk A
Assmt: \$70,003
Liber/Folio: 13658/646
Assessed To: Bowes Gym, LLC

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

Civil Division

CAE 10-05933

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

Property Address: 0 Tamer Court
Account Number: 05 029140-1
Description: 20,735 Sq. Ft.
Tantallon North, Lot 75, Blk A
Assmt: \$70,003
Liber/Folio: 13658/646
Assessed To: Bowes Gym, 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 16th day of March, 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 circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 9th day of April, 2010, warning all persons interested in the said properties to be and appear in this Court by the 18th day of May, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk

97255

(3-18,3-25,4-1)

mately 20,000 sq., ft., assessed to JULIA L. WASHINGTON-PARRISH, ET AL., per Deed recorded in Liber 20200 at Folio 291. \$3,436.68 & \$10,977.60 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 16th day of March, 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 9th day of April 2010, warning all persons interested in the said property to be and appear in this Court by the 18th day of May, 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.

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

True Copy—Test:
Peggy Magee, Clerk

97256 (3-18,3-25,4-1)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WARREN K. NOZICK

Notice is given that Bernard Nozick, whose address is 6405 Grason Terrace, Bowie, MD 20715 was on February 24, 2010 appointed personal representative of the estate of Warren K. Nozick who died on February 7, 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 24th day of August, 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.

BERNARD NOZICK
Personal Representative

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

Estate No. 83898
97258 (3-18,3-25,4-1)

THE PRINCE
GEORGE’S POST
NEWSPAPER
CALL 301-627-0900
FAX 301-627-6260

NOTICE

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

Plaintiffs

vs.

Allonde Georges

Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-25009

ORDERED, this 15th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10922 Pleasant Acres Drive, Hyattsville, Maryland 20783 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 15th day of April, 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 15th day of April, 2010, next.

The report states the amount of sale to be \$170,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

97240 (3-18,3-25,4-1)

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 Holly Way Drainage Improvements, Contract Number 804-H (C), will be received until April 9, 2010, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on March 22, 2010, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George’s County, Maryland.

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

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Type B Engineer’s Office
40	LF	15 Inch High Density Polyethylene Pipe (High Performance)
175	LF	18 Inch High Density Polyethylene Pipe (High Performance)
62	LF	21 Inch High Density Polyethylene Pipe (High Performance)
204	LF	24 Inch High Density Polyethylene Pipe (High Performance)
139	LF	27 Inch High Density Polyethylene Pipe (High Performance)
877	LF	30 Inch High Density Polyethylene Pipe (High Performance)
415	LF	15 Inch Reinforced Concrete Pipe
96	LF	30 Inch Reinforced Concrete Pipe
5	EA	Prince George’s County Type ‘A’ 60 Inch Manhole
2780	LF	6 Inch HDPE Underdrain – Perforated
14	EA	STD TD D Inlet (SD-14)
5	EA	STD Type E Inlet (SD-16)
140	SY	Class II Rip Rap
300	TON	HMA Superpave 12.0MM PG 64-22
600	TON	2 Inch HMA Superpave Surface Course 9.5MM PG 64-22

NOTICE

JEROME A. KUTA
6423 Old Branch Ave.
Camp Springs, MD 20748

Plaintiff
Substitute
Trustee

vs.

FRANCES V. GALLO
5705 31st Place
Hyattsville, MD 20782

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-33256

NOTICE is hereby given this 17th day of March, 2010, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property known as 5705 31st Place, Hyattsville, MD 20782, the subject of the above-captioned action, and mentioned in these proceedings, made and reported by Jerome A. Kuta will be ratified and confirmed, unless cause to the contrary thereof be shown, on or before the **19th day of April, 2010**, next, provided a copy of this Order be inserted in some newspaper published in said County once in each of three successive weeks before the **19th day of April, 2010**, next. The report states the amount of sale to be \$121,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

97319 (3-25,4-1,4-8)

NOTICE

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

Plaintiffs

vs.

Phyllis N Balthorp aka Phyllis N Balthrop and Marcus Q Balthorp aka Marcus Q Balthrop

Defendants

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-37686

ORDERED, this 17th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10107 Milwaukee Court, Upper Marlboro, Maryland 20774 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 19th day of April, 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 19th day of April, 2010, next.

The report states the amount of sale to be \$265,500.00.

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

True Copy—Test:
Peggy Magee, Clerk

97320 (3-25,4-1,4-8)

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
 532 Wilson Bridge Drive, #B-1, 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. Carl V. Allen a/k/a Carl Allen, Case No: CAE 09-39487, defendant therein having unpaid condominium fees, and the plaintiff 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:

APRIL 5, 2010
 AT 2:40 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 6733/B-1 IN BUILDING NUMBERED 15 IN A HORIZONTAL PROPERTY REGIME KNOWN AS "WILSON BRIDGE CONDOMINIUM" AS SHOWN ON PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "WILSON BRIDGE CONDOMINIUM" RECORDED IN PLAT WWW 82 AT FOLIOS 12 ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, TOGETHER WITH THE FACILITIES AND OTHER APPURTENANCES TO SAID UNIT, WHICH UNIT AND APPURTENANCES HAVE BEEN MORE SPECIFICALLY DEFINED IN THE MASTER DEED AFORESAID AND INCLUDING THE FEE IN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPURTENANT TO SAID UNITS AS SUCH INTEREST MAY BE LAWFULLYREVISED OR AMENDED FROM TIME TO TIME PURSUAN TTO SAID MASTER DEED.

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

97270 (3-18,3-25,4-1)

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
 522 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. Varonica S. Boyd a/k/a Varonica R. Stanton, Case No: CAE 10-02248, defendant therein having unpaid condo-minium fees, and the plaintiff 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:

APRIL 5, 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 6723/C-2, IN BUILDING NUMBERED THIRTEEN (13), IN THAT CERTAIN HORIZONTAL PROPERTY REGIME KNOWN AS "WILSON BRIDGE CONDOMINIUM" AS SHOWN ON PLAT OF CONDOMINIUM SUBDIVISION RECORDED IN PLAT BOOK WWW 82 AT PLAT 12 ET SEQ., AMONG THE PLAT RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM REGIME; HOWEVER SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN MASTER DEED, DECLARATIONS AND BY-LAWS FOR THE WILSON BRIDGE CONDOMINIUM AS RECORDED IN LIBER 340. FOLIO 583 AND LIBER 4156 AT FOLIO 711 AS MAYBE AMENDED THEREAFTER AMONG THE LAND RECORDS OF THE AFORESAID COUNTY. SAID PROPERTY HAVING THE TAX ACCOUNT NUMBER OF 1317619.

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

LEGALS

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 settle-ment, 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 accor-dance 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

97271 (3-18,3-25,4-1)

Murphy's Law Firm, LLC
 108 Lagrange Avenue
 La Plata, MD 20646
 301-392-1957

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 MAUREEN CATHRINE KELLEY

Notice is given that Shannon M. Jarek, whose address is 14750 Jennifer Court, Swan Point, MD 20645 was on March 11, 2010 appointed personal representative of the estate of Maureen Cathrine Kelley who died on January 9, 2010 with a will.

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

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

SHANNON M. JAREK
 Personal Representative

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

Estate No. 84047
 97309 (3-25,4-1,4-8)

MARC B. CUSAAC
 Personal Representative

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

Estate No. 83941
 97259 (3-18,3-25,4-1)

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.
 Elmer D. Noyola Sanchez
 7001 E Forest Road
 Hyattsville, MD 20785
 Defendant

In the Circuit Court for Prince
 George's County, Maryland
 Civil No. CAE 09-28553

ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14626 Governor Sprigg Place, Unit 451, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of April, 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 12th day of April, 2010, next.

The report states the amount of sale to be \$155,990.10.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97241 (3-18,3-25,4-1)

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97244 (3-18,3-25,4-1)

LEGALS

Law Offices of
 Steven T. Cain, LLC
 15051 Marlboro Pike
 Upper Marlboro, MD 20772
 (301) 627-4600

TRUSTEES' SALE

Of Unimproved Real Estate
 Located in Prince George's County, Maryland
 known as

13115 Tobacco Trail Lane
 Brandywine, MD 20613

EQUITY NO.: CAE1007320

By virtue of the power and authority contained in a Deed of Trust from Karl C. and Deborah R. Hampton, dated November 5, 1999, and recorded at Liber 13478, folio 322, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland, 20772, on:

TUESDAY, APRIL 6, 2010 AT 9:00 A.M.

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

Lot numbered Forty three (43) as shown on the plat entitled "Plat 9, Lots 30 & 31, 43 & 44, North Keys Estates", as recorded among the Land Records of Prince George's County, Maryland, in Plat book NLP 148 at plat No. 67.

The above described property is unimproved.

TERMS OF SALE: A deposit of \$30,000.00 in the form of a certified check, or in any form suitable to the Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8% per annum from the date of sale to the date of payment will be paid within ten (10) days after final ratification of sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Washington Suburban Sanitary Commission Front Foot Benefit Charges, if any, 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 tax, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchase, otherwise, the deposit provided for herein will be forfeited, the purchaser hereunder shall be offered again for sale.

Marcia Handrick and Elizabeth Smith
 Trustees

97267 (3-18,3-25,4-1)

LEGALS

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

TRUSTEES' SALE

Case No. CAE 09-22504

Of Valuable Real Estate
 located in Prince George's County, MD
 1301 Merton Trail (Lots 16 & 17)
 Verdun Trail (Lot 9)
 Fort Washington, MD 20744

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Bridgette Cline to S. Lynne Pulford and Jacqueline F. Reams, dated the 27th of April, 2007, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 27847, at Folio 150, docketed for foreclosure in Civil No. CAE 09-22504, 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 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

TUESDAY, APRIL 6, 2010
 AT 11:00 A.M.

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

Lots numbered 9, 16 and 17, in Block numbered 6, in the subdivision known as "Treasure Cove, Section B", as per plat recorded in Plat Book SDH3 at Plat No. 62 among the Land Records of Prince George's, Maryland.

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 \$12,000.00 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 7.625% 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

97269 (3-18,3-25,4-1)

LEGALS

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.
Herbert White
Joy White
11806 Brookeville Landing Court
Bowie, MD 20721
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-17964

Notice is hereby given this 16th day of March, 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 16th day of April, 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 16th day of April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$339,000.00. The property sold herein is known as 11806 Brookeville Landing Court, Bowie, MD 20721.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97278 (3-18,3-25,4-1)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Trustees
vs.
Ana Santana De Fabian
aka Ana Milagro Santana
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-38909

ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5019 Geronimo Street, College Park, Maryland 20740 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 12th day of April, 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 12th day of April, 2010, next.
The report states the amount of sale to be \$252,800.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97251 (3-18,3-25,4-1)

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 April 12, 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 # 4354 2000 MAZDA B3000
VIN # 4F4YR16V2YTM16747
FITZGERALD AUTO MALL, 34 HUDSON STREET, ANNAPOLIS

LOT # 4628B 1960 THOMPSON 19 FT BOAT
HULL # MD4985EE
MD # 4985EE
TALL TIMBERS MARINA, 18521 HERRING CREEK ROAD, TALL TIMBERS

LOT # 4671B 1995 MAKO 19 FT BOAT
HULL # MRKG0692F595
MD # 0518BA
QUIMBY'S MARINE SALES & SERVICE, 9295 OCEAN GATEWAY US RTE 50, EASTON

LOT # 4672B 1987 EBBTIDE 19' 6" DYNTRAK 196 SS
HULL # ETC73040F787
MD # 8901AN
QUIMBY'S MARINE SALES & SERVICE, 9295 OCEAN GATEWAY US RTE 50, EASTON

LOT # 4739 2008 HARLEY DAVIDSON DYNO SUPER GLIDE
VIN # 1HD1GM4198R335959
PATTERSON'S TIRE & AUTO, 560 BLUE BALL RD, ELKTON

LOT # 4749 2001 CHEVROLET S-10
VIN # 1GCDT13W81K227375
SHORE POWER & RESTORATION, PO BOX 268, 8182 RT 579, BOZMAN

LOT # 4755 2002 DODGE DAKOTA
VIN # 1B7FL16X425701479
MIKE'S AUTOMOTIVE, 5500 BELAIR ROAD, BELAIR

LOT # 4758 1994 CHEVROLET 2500
VIN # 1GCFK29K8RE299595
THRIFTY AUTO REPAIR, 1948 R WEST ST, ANNAPOLIS

LOT # 4760 1988 MAZDA RX7
VIN # JM1FC3517J0105477
AUTO MALL TOWING, 2137 N FOUNTAIN GREEN RD, BELAIR

LOT # 4761 2006 CHEVROLET EQUINOX
VIN # 2CNDL63F566049153
WILLIE'S TOWING & REPAIR, 20141 POINTLOOKOUT RD POB 172, GREAT MILLS

LOT # 4762 1998 FORD RANGER
VIN # 1FTYR14X6WTA54464
MYERS SHELL AUTO SERVICE, 11710 PIKA DRIVE, WALDORF

LOT # 4759 2002 CADILLAC ESCALADE EXT
VIN # 3GYEK63N72G263993
FOREIGN & DOMESTIC AUTO BODY REPAIR, 2533 BAKER ST, BALTIMORE

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

97345 (3-25,4-1)

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.
Gregorio A. Morejon
Abel Garcia
Ana Gladiz Morejon
2421 Ramblewood Drive
District Heights, MD 20747
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-25824

Notice is hereby given this 12th day of March, 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 12th day of April, 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 12th day of April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$284,297.29. The property sold herein is known as 2421 Ramblewood Drive, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97248 (3-18,3-25,4-1)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RAYMOND F. ACTON

Notice is given that D. R. Acton whose address is 4924 East Chalk Point Road, West River, MD 20778 and James C. Acton, whose address is 2720 Westminster Road, Ellicott City, MD 21043 was on March 10, 2010 appointed co-personal representatives of the estate of Raymond F. Acton who died on February 25, 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 10th day of September, 2010.

Any person having a claim against the decedent must present the claim to the undersigned co-m-d # 4985EE personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

D R ACTON
JAMES C ACTON
Co-Personal Representatives

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

Estate No. 84034
97308 (3-25,4-1,4-8)

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.
Thomas J. Tolson
6022 Inwood Street
Cheverly, MD 20785
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33261

Notice is hereby given this 16th day of March, 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 16th day of April, 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 16th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$220,500.00. The property sold herein is known as 6022 Inwood Street, Cheverly, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97277 (3-18,3-25,4-1)

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.
Nicholle Noel Brace
12717 Kincaid Lane
Bowie, MD 20715
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-34433

Notice is hereby given this 12th day of March, 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 12th day of April, 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 12th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$201,555.00. The property sold herein is known as 12717 Kincaid Lane, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97249 (3-18,3-25,4-1)

PRINCE GEORGE'S POST NEWSPAPER

CALL 301-627-0900

FAX 301-627-6260

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MABEL C SCHLAUCH

Notice is given that Carolyn D Bowen, whose address is 4903 Taos Lane, Glen Allen, VA 23060 was on March 12, 2010 appointed personal representative of the estate of Mabel Schlauch who died on March 6, 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 12th day of September, 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.

CAROLYN D BOWEN
Personal Representative

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

Estate No. 84076
97348 (3-25,4-1,4-8)

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.
Lucia Romualdo
Francisco Romualdo
7015 Kepner Court
Lanham, MD 20706
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-36264

Notice is hereby given this 12th day of March, 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 12th day of April, 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 12th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$164,000.00. The property sold herein is known as 7015 Kepner Court, Lanham, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97253 (3-18,3-25,4-1)

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.
Valerie McKeithan
4308 Quanders Promise Drive
Bowie, MD 20720
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 07-21551

Notice is hereby given this 12th day of March, 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 12th day of April, 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 12th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$348,500.00. The property sold herein is known as 4308 Quanders Promise Drive, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97247 (3-18,3-25,4-1)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RALPH BROWN

Notice is given that Helen Jackson, whose address is 5111 Doppler Street, Capitol Heights, MD 20743 was on March 10, 2010 appointed personal representative of the estate of Ralph Brown, who died on May 25, 2009 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 10th day of September, 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.

HELEN JACKSON
Personal Representative

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

Estate No. 84038
97349 (3-25,4-1,4-8)

LEGALS

NOTICE

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

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-38915

ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 90 Daimler Drive, #26, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of April, 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 12th day of April, 2010, next.
The report states the amount of sale to be \$132,518.24.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97254 (3-18,3-25,4-1)

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.
Jeanne E. Goodwin
3134 Brinkley Road, Unit T2
Temple Hills, MD 20748
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-28151

Notice is hereby given this 12th day of March, 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 12th day of April, 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 12th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$111,248.51. The property sold herein is known as 3134 Brinkley Road, Unit T2, Temple Hills, MD 20748.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97246 (3-18,3-25,4-1)

NOTICE OF PROPOSED
RATIFICATION OF SALE
OF REAL PROPERTY

TOWN CENTER HOA
9200 BASIL CT., STE. 316
LARGO, MD 20774
Plaintiff/Judgment Creditor
vs.

NATHANIEL HENRY JR.
12807 VILLAGE SQ. RD.
UPPER MARLBORO, MD 20772
Defendant/Judgment Debtor

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

Case No. 050227709-2008

Notice is herewith given that the sale of the property at 12807 VILLAGE SQ. RD. UPPER MARLBORO, MD 20772, LIBER: 14424, FOLIO: 626, LOT: 74, BLOCK: B, PLAT: VJ178 AT PLAT 38, SUB: MARLTON TOWN CNTR. mentioned in these proceedings made and reported by the Sheriff of this county will be ratified thirty (30) days from the date of this Notice unless cause to the contrary is shown on or before April 9, 2010 provided that a copy of this Notice be published in some newspaper published in said county or city at least once a week in each of three successive weeks before April 9, 2010.

The report states the amount of the sale to be \$1,150.00, SOLD TO EL HADI MHADI FARIS.

MARY J. ABRAMS
Administrative Clerk
Dated: 03-10-2010
97274 (3-18,3-25,4-1)

THE PRINCE

GEORGE'S

POST

Call

301-627-0900

Fax

301-627-6260

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CYNTHIA S. JONES

Notice is given that Irene J. Gaskins, whose address is 3025 Great Oak Drive, Forestville, MD 20747 was on March 1, 2010 appointed personal representative of the estate of Cynthia S. Jones who died on February 1, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of September, 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.

IRENE J. GASKINS
Personal Representative

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

Estate No. 83928
97260 (3-18,3-25,4-1)

PRINCE GEORGE'S

POST NEWSPAPER

301-627-0900

NOTICE

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

v.
Charles Andrews, Jr.
7109 Sugrue Court
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33197

Notice is hereby given this 12th day of March, 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 12th day of April, 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 12th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$343,457.87. The property sold herein is known as 7109 Sugrue Court, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97245 (3-18,3-25,4-1)

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.
Bernadette A. Archer
5542 Karen Elaine Drive, Apt 1508
New Carrollton, MD 20784
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-36510

Notice is hereby given this 12th day of March, 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

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
13706 Vanderbilt Way, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Anthony J Phillips and Mildred L Phillips, dated January 23, 2009, and recorded in Liber 30323 at folio 380 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

APRIL 19, 2010
AT 12:12 PM

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

LOT 27, AS SHOWN AND SET OUT ON A PLAT ENTITLED "LOTS 1 THROUGH 35 AND PARCELS "A", "B", & "C" LAUREL RIDGE".

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 \$56,000.00 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

97435 (4-1,4-8,4-15)

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
6915 Forest Terrace, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Juan M Carrillo and Flor de Maria Davila, dated November 3, 2006, and recorded in Liber 26523 at folio 093 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

APRIL 19, 2010
AT 12:15 PM

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

LOT 93 IN BLOCK "H" IN A SUBDIVISION KNOWN AS "KENT VIL-LAGE".

The property is improved by a dwelling.

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

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

97436 (4-1,4-8,4-15)

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
3705 Eldbridge Terrace, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Juelle Ottley and Joel Sam, dated May 7, 2007, and recorded in Liber 28242 at folio 648 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

APRIL 19, 2010
AT 12:18 PM

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

LOT NUMBERED ONE HUNDRED AND THIRTY-SIX (136) AS SHOWN ON PLAT THIRTY-THREE COVINGTON".

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

97437 (4-1,4-8,4-15)

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
1603 Columbia Avenue, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Joyce A Logan, dated March 14, 2007, and recorded in Liber 28102 at folio 403 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

APRIL 19, 2010
AT 12:24 PM

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

LOT 9 IN BLOCK 24-A, IN A SUBDIVISION KNOWN AS "WARDS ADDI-TION TO COLUMBIA 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 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 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

97438 (4-1,4-8,4-15)

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
10207 Rolling Green Way, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Shantae Hawkins and Takia Hawkins, dated February 9, 2007, and recorded in Liber 27323 at folio 369 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

APRIL 19, 2010
AT 12:09 PM

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

LOT 69, IN THE SUBDIVISION KNOWN PLAT SEVEN, ROSE VALLEY.

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 \$46,000.00 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

97446 (4-1,4-8,4-15)

COUNTY COUNCIL HEARING

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

TUESDAY, APRIL 6, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

1:30 P.M.

Notice is hereby given that on Tuesday, April 6, 2010 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-25-2010 – A RESOLUTION CONCERNING MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of transferring certain appropriations and expenditures between certain programs in the FY 2009-2010 Operating Budget for the Recreation Fund.

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, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest: Redis C. Floyd
Clerk of the Council

97443 (4-1)

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
*S10-023	Time and Material – Electrical Services	Pre-Bid: 4/19/10 @ 10:00 a.m. Closes 5/3/10 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
JACK B. JOHNSON
County Executive

97447 (4-1)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

COUNTY COUNCIL HEARINGS
COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS
TUESDAY, APRIL 13, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

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

1:30 P.M.

CR-19-2010 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (DECEMBER 2009 AMENDMENT CYCLE) to change the water and sewer category designations within the 2008 Water and Sewer Plan.

Basin and Requested Number	Approximate Location	Zoning Acres	Existing Category	
Category: Western Branch				
09/W-04 Manor Gate District 6	6 single-family homes with a minimum 2,600 square feet of livable space and a minimum sale price of \$400,000.	13.35 R-E	W5 S5	W6 S4
	84 F-2, Parcel 44			
Piscataway 09/P-04 Erco Property District 9	50 single-family homes with a minimum 3,200 square feet of livable space and a sale price of \$350,000.	107.82 R-E	5	4
	144 A/B/C-3, Parcels p/o 13, 52, 53 & 212			

Those wishing to testify at this hearing, or to receive copies of this document, are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone 301-952-3600, TDD-301-925-5167.

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

Attest: Redis C. Floyd
Clerk of the Council

97442 (4-1,4-8)

SUBSTITUTE TRUSTEES’ SALE

VALUABLE FEE SIMPLE PROPERTY
COMMERCIAL OFFICE BUILDING

Located At
**229 S. Washington Boulevard
Laurel, Maryland 20707**

**APRIL 20, 2010
AT 2:00 P.M. AT THE PREMISES**

Under and by virtue of the power and authority contained in a Deed of Trust and Security Agreement dated February 23, 2006 and recorded in the Land Records of Prince George’s County, Maryland at Book 24457, page 260 (referred to as the “Deed of Trust”), the undersigned Substitute Trustee, at the request of the beneficiary of the Deed of Trust (the “Noteholder”), will offer for sale at public auction at 229 S. Washington Boulevard, Laurel, Maryland 20707 on April 20, 2010 at 2:00 p.m., the following real property (the “Property”):

ALL THAT piece or parcel of ground, situate, lying and being in the Tenth (10th) Election District (Town of Laurel), Prince George’s County, Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the corner formed by the intersection of the westerly line of Washington Avenue, with the northerly line of Montgomery Street and running thence, binding on Montgomery Street, westerly one hundred forty-five (145) feet to an alley Ten (10) feet wide which runs at right angles with said street, thence northerly binding on said alley seventy-two (72) feet, thence easterly parallel with Montgomery Street one hundred forty-five (145) feet to Washington Avenue and thence with the said avenue southerly seventy-two (72) feet to the place of beginning.

SAVING AND EXCEPTING therefrom, however, all that piece or parcel heretofore conveyed to the State of Maryland for right of way lines and a proposed state highway and/or bridge; as shown on Plat Number 1946, Contract P-298-1-311, as per deed in Liber 423 at folio 48.

Property commonly known as 229 S. Washington Boulevard. Assessed as Lot 16E, Block 44, Plat No. A-5005.

DESCRIPTION OF IMPROVEMENTS

The Property is believed to have 3 levels of offices, conference rooms, reception area and lobby, training area, kitchen and kitchenette, and 4 restrooms. The Property has front and rear access. The Property is believed to contain a total above grade gross building area of 6,848 square feet.

NOTES

All information contained herein as to the nature and description of the Property has been obtained from sources deemed reliable and believed to be accurate. The Substitute Trustees, the Noteholder and their respective agents make no representations or warranties with respect to such information, and each bidder is responsible for independently determining the validity and accuracy of any information provided herein or any other information or materials upon which each bidder relies in submitting a bid.

TERMS OF SALE

A deposit of Fifty Thousand Dollars (\$50,000) in the form of a cashier’s or certified check will be required from the purchaser at the time and place of sale.

The deposit **will not** earn interest in the hands of the Substitute Trustees. The Noteholder, if a bidder, shall not be required to post a deposit. Immediately after the sale, the successful bidder shall execute and deliver a contract of sale with the Substitute Trustees, copies of which shall be available for inspection immediately before the sale. The balance of the purchase price shall be paid by a cashier’s or certified check, or such other form as the Substitute Trustees may determine acceptable, in his sole discretion, at settlement, which must occur within twenty (20) days following final ratification of the sale by the Circuit Court for Prince George’s, Maryland, unless such period is extended by the Substitute Trustees, time being of the essence. If payment of the balance of the purchase price does not take place within such period of time aforesaid, in addition to any other legal or equitable remedies available to him, the Substitute Trustees may declare the entire deposit forfeited and resell the Property at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, attorney’s fees and all other charges incurred by the Substitute Trustees. Purchaser waives personal service of any paper filed in connection with a motion to resell the property 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 the sale. If the Property is purchased by someone other than the Noteholder, interest shall be paid on the unpaid purchase price at the current rate contained in the note secured by the Deed of Trust from date of sale to the date of settlement, or such date that funds are received by the Substitute Trustees. There will be no abatement of interest due from the purchaser if addi-

LEGALS

tional funds are tendered before settlement or if settlement is delayed for any reason. Taxes, water bills, and all other municipal liens and charges and all other public charges and assessments payable on an annual basis, if any, shall be adjusted to date of sale and assumed thereafter by the purchaser. All HOA dues will be adjusted to date of sale. The purchaser shall pay all settlement costs, including title examination charges, title insurance premiums, county and state recordation and transfer taxes and recording costs. The purchaser shall pay all costs incidental to the conveyance of the Property. Purchaser shall pay \$295.00 at settlement to the Seller’s attorney 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. The purchaser shall be responsible for obtaining physical possession of the Property. Additional terms may be announced at the time of sale. If the Noteholder is the purchaser of the Property at the sale, the amount bid at the sale by the Noteholder shall be a credit against the indebtedness secured by the Deed of Trust.

The Property will be sold and conveyed subject to all encumbrances, rights, reservations, covenants, conditions, easements, restrictions and statutory liens, if any, having priority over the Deed of Trust, as they may lawfully affect the Property.

The Substitute Trustees reserve: (1) the right to accept or reject any or all bids, (2) the right to modify or waive the requirements for bidder’s deposits and terms of sale and/or settlement; (3) the right to withdraw the Property from the sale prior to acceptance of the final bid; and (4) the right to cancel or postpone the sale.

The Property will be sold and conveyed in “AS IS, WHERE IS” condition. Neither the Substitute Trustees nor any other party makes any warranty or representation, either express or implied, of any kind or nature regarding the Property, including, without limitation, the description, use, physical condition, subdivision, zoning, environmental condition, compliance with applicable laws, ordinances, or regulations, or fitness for a particular purpose. The purchaser shall assume the risk of loss for the Property immediately after the sale.

If the Substitute Trustees are unable to convey the Property as described above, by reason of any defect in the title or otherwise, the sole remedy of the purchaser at law or in equity shall be limited to the refund of the aforementioned deposit. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustees. The conveyance of the Property by the Substitute Trustees to the purchaser at settlement shall be by deed without covenant or warranty of any kind whatsoever.

David S. Musgrave, Substitute Trustee
Jeffrey S. Greenberg, Substitute Trustee

Tranzon Fox
111 S. Calvert Street, Suite 2700, Baltimore, MD 21202 | Tel.: (410) 871-0075

97445 (4-1,4-8,4-15)

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

AND

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION

NOTICE OF JOINT PUBLIC HEARING

NOTICE OF JOINT PUBLIC HEARING ON THE PRELIMINARY
CENTRAL ANNAPOLIS ROAD SECTOR PLAN AND PROPOSED
SECTIONAL MAP AMENDMENT

The Prince George’s County Council, sitting as the District Council for the Maryland-Washington Regional District, and the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission will hold a joint public hearing on the Preliminary Central Annapolis Road Sector Plan and Proposed Sectional Zoning Map Amendment.

**Tuesday, May 4, 2010
7:00 p.m.
County Administration Building
Council Hearing Room, First Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772**

**IMPORTANT NOTICE TO RESIDENTS, BUSINESSES AND
PROPERTY OWNERS:**

THE HEARING IS IMPORTANT TO PERSONS OWNING LAND IN THE AREA BECAUSE THE PLAN ESTABLISHES POLICIES WHICH WILL HELP DEFINE THE TYPE, AMOUNT, CHARACTER, AND LOCATION OF FUTURE DEVELOPMENT. PROPOSED ZONING CHANGES ARE IDENTIFIED IN THE SECTIONAL MAP AMENDMENT PORTION OF THE PLAN DOCUMENT.

PLEASE BE AWARE THAT APPROVAL OF A NEW SECTIONAL MAP AMENDMENT, CONCURRENT WITH THE SECTOR PLAN APPROVAL, COULD RESULT IN REZONING OF YOUR PROPERTY WHICH COULD THEN AFFECT PROPERTY VALUES AND YOUR TAX LIABILITY.

Copies of the preliminary sector plan and proposed sectional map amendment are available at no cost at the following locations beginning Thursday, April 2, 2010:

Landover Hills Town Hall 6904 Taylor Street Landover Hills, MD 20784 Phone: 301-773-6401	Office of the Clerk of the County Council County Administration Building 14741 Governor Oden Bowie Drive Room 2198 Upper Marlboro, Maryland 20772 Phone: 301-952-3600
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The Maryland-National Capital Park and Planning Commission
County Administration Building
14741 Governor Oden Bowie Drive
Planning Information Services, Lower Level
Upper Marlboro, Maryland 20772
Phone: 301-952-3208

Persons desiring to speak are requested to call 301-952-4584/TTY 301-952-4366 to register in advance or may register at the hearing. Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. The record will be kept open for 15 days (through the close of business on May 19, 2010) for receipt of written comments. To be accepted into the record, written testimony or comments must be original, signed copies. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

For further information, contact Bill Washburn, Project Manager, at M-NCPPC Community Planning North Division, 301-952-4225 (e-mail address william.washburn@ppd.mncppc.org). Also, visit our project web page at: www.pgplanning.org/central-annapolis-road.htm.

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

ATTEST:
Redis Floyd
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
By: Patricia Colihan Barney
Executive Director

ATTEST:
Al Warfield
Acting Secretary-Treasurer

97444 (4-1)

The Prince George’s Post

Call

301-627-0900

or

Fax

301-627-6260

Have a

Very Safe

Weekend

And

Remember,

Don’t

Drink and

Drive!

