

**LEGALS**

**NOTICE**

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

Plaintiffs

vs.

Juan C. Villegas, Alexander Sales Villegas, Joaquin Villegas and Jose L. Villegas

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Civil No. CAE 09-37613**

ORDERED, this 5th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5506 Duchaine Drive, Lanham, Maryland 20706 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 5th 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 5th day of April, 2010, next.

The report states the amount of sale to be \$170,991.28.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97189 (3-11,3-18,3-25)

**NOTICE**

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

Plaintiffs

vs.

Elbis D Martinez and Maribel Martinez

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Civil No. CAE 09-37616**

ORDERED, this 5th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3435 Everette Drive, Bowie, Maryland 20716 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 5th 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 5th day of April, 2010, next.

The report states the amount of sale to be \$225,000.00.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97188 (3-11,3-18,3-25)

**NOTICE**

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN  
 Substitute Trustees

Plaintiffs

vs.

JORGE I. GOMEZ

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Civil No. CAE 09-19489**

NOTICE is hereby given this 8th day of March, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as Lots 20 and 21, Crestwood Subdivision, Riverdale, Maryland 20737, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of April, 2010, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 8th day of April, 2010.

The Report states the amount of sale to be \$27,000.00

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

True Copy—Test:  
 Peggy Magee, Clerk  
97187 (3-11,3-18,3-25)

**RICHARD L. SUGARMAN**  
**Attorney-at-Law**  
 5101 River Road, #1712  
 Bethesda, Maryland 20816  
 (301) 907-6886

**SUBSTITUTE TRUSTEE'S SALE OF IMPROVED REAL ESTATE KNOWN AS 11234 Old Baltimore Pike, Beltsville, Maryland described as a Commercial Truck Repair Garage**

**Case No. CAE09-00950**

By virtue of the power and authority contained in a Deed of Trust from Corey Maragh and Rajistree Ramsammy dated January 29, 2007 and recorded among the Land Records of Prince George's County, Maryland in Liber 27040 at folio 066, upon default and request made by the party secured thereby for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland, specifically at the entrance to the secured portion of the parking garage, to the left of the Bourne Wing/Commissioner's

entrance, designated by the present of the picnic table, on  
 FRIDAY, MARCH 26, 2010  
 AT 9:15 A.M.

all of the land and improvements thereon described in said Deed of Trust as follows:

Lot numbered Sixteen (16) in Block numbered Forty-five (45) in the subdivision known as SECTION 3, BELTSVILLE, as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book A at Plat 64, and being in the 1st Election District of said County.

TERMS OF SALE: A deposit of \$15,000.00 payable in cash, certified check or in any other form as the Substitute Trustee, in his sole discretion, may determine acceptable. The balance of the purchase price, in cash, with interest as set forth in the Deed of Trust Note from the date of sale to the date of payment is to be paid within ten (10) days after the final ratification of the sale. Taxes, public charges, assessments and water rent to be adjusted to date of sale and thereafter be assumed by the purchaser. Said property being sold in "AS IS" condition, subject to conditions, restrictions, covenants, rights of way, easements and agreements of record, if any. Title examination, conveyancing, State and County transfer tax, Recordation taxes and all other costs incident to the settlement are to be paid by the purchaser. The purchaser shall comply with these terms of sale within the time aforesaid, otherwise, in addition to any other remedies available to the Substitute Trustee at law or in equity, the Substitute Trustee may, at his election, declare the deposit forfeited and resell the premises at the risk and expense of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency plus all costs and expenses of both sales. If the sale is not ratified, or if for any reason the Substitute Trustee is unable to convey clear, marketable title, the sale shall be void and 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 to the purchaser, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee.

RICHARD L. SUGARMAN  
 Substitute Trustee

97182 (3-11,3-18,3-25)

**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.

Chanale Taylor  
 D'Angelo Clarke  
 Dameon Clarke  
 Derrick Clarke  
 2905 Rose Valley Drive  
 Fort Washington, MD 20744

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 09-37578**

Notice is hereby given this 5th 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 5th 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 5th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$333,396.44. The property sold herein is known as 2905 Rose Valley Drive, Fort Washington, MD 20744.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97190 (3-11,3-18,3-25)

**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.

Neil Manuel Alban  
 4607 Cherry Hill Road  
 College Park, MD 20740

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 09-25064**

Notice is hereby given this 5th 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 5th 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 5th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$198,971.93. The property sold herein is known as 4607 Cherry Hill Road, College Park, MD 20740.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97191 (3-11,3-18,3-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**WINSTON M HARBIN**

Notice is given that Doreen A Harbin, whose address is 13409 Trumpeter Swan Ct., Upper Marlboro, MD 20774 was on February 19, 2010 appointed personal representative of the estate of Winston M Harbin, who died on November 10, 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 19th 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.

DOREEN A HARBIN  
 Personal Representative

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

Estate No. 83238  
97197 (3-11,3-18,3-25)

**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.

Timothy Valentine  
 Traci A. Valentine  
 8109 Bird Lane  
 Greenbelt, MD 20770

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 09-01357**

Notice is hereby given this 5th 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 5th 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 5th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$216,000.00. The property sold herein is known as 8109 Bird Lane, Greenbelt, MD 20770.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97194 (3-11,3-18,3-25)

**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.

Victoria Allen  
 6317 Inwood Street  
 Hyattsville, MD 20785

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 09-04959**

Notice is hereby given this 8th 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 8th 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 8th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$131,790.39. The property sold herein is known as 6317 Inwood Street, Hyattsville, MD 20785.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97185 (3-11,3-18,3-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**NANCY M CAFARELLI AKA: MARIA NUNZIATA CAFARELLI**

Notice is given that Jason Cafarelli, whose address is 818 Sheridan Street, Hyattsville, MD 20783 was on February 19, 2010 appointed personal representative of the estate of Nancy M Cafarelli 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 19th 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.

JASON CAFARELLI  
 Personal Representative

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

Estate No. 83851  
97198 (3-11,3-18,3-25)

**NOTICE**

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

Substitute Trustees,  
 Plaintiffs

v.

Angela Baker  
 3528 Pinevale Avenue  
 District Heights, MD 20747

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 09-01894**

Notice is hereby given this 5th 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 5th 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 5th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$124,000.00. The property sold herein is known as 3528 Pinevale Avenue, District Heights, MD 20747.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97193 (3-11,3-18,3-25)

**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.

Owen Mokom  
 14517 Clover Hill Terrace  
 Bowie, MD 20720

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 09-04959**

Notice is hereby given this 5th 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 5th 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 5th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$201,851.19. The property sold herein is known as 14517 Clover Hill Terrace, Bowie, MD 20720.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97192 (3-11,3-18,3-25)

**LEGALS**

**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)

**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.

Tracey Bogans  
 4522 Bishopmill Drive  
 Upper Marlboro, MD 20772

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 09-19810**

Notice is hereby given this 8th 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 8th 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 8th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$144,500.00. The property sold herein is known as 4522 Bishopmill Drive, Upper Marlboro, MD 20772.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97186 (3-11,3-18,3-25)

**NOTICE**

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

Plaintiffs

vs.

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 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)

**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.

Zuwena M. Iddi  
 8915 Woodburn Court  
 Lanham, MD 20706

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 09-01359**

Notice is hereby given this 9th 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 9th 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 9th day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$474,610.50. The property sold herein is known as 8915 Woodburn Court, Lanham, MD 20706.

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

True Copy—Test:  
 Peggy Magee, Clerk  
97210 (3-11,3-18,3-25)

**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)

**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.  
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.  
Laprea 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. WOLFF, TRUSTEE

and  
KEVIN R. MCCARTHY

and

**LEGALS**

**NOTICE**

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 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)

**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.  
Suresh Selvarajah  
Lincy Selvarajah  
3125 Fallston Avenue  
Beltsville, MD 20705  
Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-18937**

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 \$264,000.00. The property sold herein is known as 3125 Fallston Avenue, Beltsville, MD

**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  
**1836 Metzertott Road, Unit 503, Adelphi, Maryland 20783**

By virtue of the power and authority contained in a Deed of Trust from Calvin Taylor and Kenisha Revish aka Kenisha A Taylor, dated October 25, 2006, and recorded in Liber 31272 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 12:12 PM**

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

UNIT NUMBERED 503 IN CONDOMINIUM STYLED PRESIDENTIAL TOWERS CONDOMINIUM.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 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

97335 (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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

Improved by premises known as  
**16941 Old Central Avenue, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Gregory M Barnes and Sheri W Barnes, dated September 7, 2006, and recorded in Liber 26033 at folio 173 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 12:18 PM**

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

LOT NO. 5 AS SHOWN ON THE PLAT ENTITLED, "LOTS 1-5 MEARES ESTATES".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$76,000.00 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

97337 (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**

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

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

**6037 67TH PLACE  
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Bosse J. Kouabo dated January 3, 2007 and recorded in Liber 27159, Folio 562 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 9.950, 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 **MARCH 30, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$38,500.00 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,  
Richard J. Rogers, and Ronald S. Deutsch, Substitute Trustees

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

97229 (3-11,3-18,3-25)

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

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

**131 SENECA DRIVE  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Francis C. Alvarez-Mejia dated April 18, 2008 and recorded in Liber 29949, Folio 621 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 6.125, 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 **MARCH 30, 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 \$34,500.00 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

97231 (3-11,3-18,3-25)

**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**

**14131 BOWSPRIT LANE UNIT 406  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Rochelle Holder dated September 18, 2007 and recorded in Liber 29682, Folio 646 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,500.00, and an original interest rate of 7.125, 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 **MARCH 30, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$23,000.00 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

97228 (3-11,3-18,3-25)

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

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

**5111 TINKERS CREEK PLACE  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Alethia Grooms dated June 21, 2006 and recorded in Liber 29281, Folio 451 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$477,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 6, 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 \$58,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

97268 (3-18,3-25,4-1)

**LEGALS**

**Bid No. DER 2008-0006**

**NOTICE TO CONTRACTORS**

**LAUREL HIGH SCHOOL LID DEMONSTRATION PROJECT**

ATTENTION : This bid requires eleven percent (11%) subcontracting to a Certified Minority Owned Business AND a minimum eleven (11%) subcontracting to a Certified Women Owned Business. In order to be considered responsive, the Minority Owned Business and Women Owned Business must have a current Certification with the State and/or County.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of **LAUREL HIGH SCHOOL LID DEMONSTRATION PROJECT** in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Organizational Management, Attn: Mr. Dennis Bigley, 9400 Peppercorn Place, Suite 520, Largo Maryland 20774, until **10:00 a.m.** local prevailing time, **Thursday, April 29, 2010**, and then at said office public opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **Monday, April 5, 2010**:

McGraw-Hill Mary Ann Smith Duke, 8501 LaSalle Road, Ste. # 204,  
Dodge Reports: Towson, MD 21286. Tel: 410-821-8046; Fax : 410-821-0090

Construction Data Cristian Durham, 111 Corning Road, Ste. 140, Cary, North  
Corporation: Carolina 27511. Tel: 888-232-2850; Fax: 888-232-2856

Reed Construction 30 Technology Parkway South, Suite 500, Norcross, GA,  
Data: 30092. Tel: 1-800-304-0059; Fax: 1-800-774-9097

The project includes, but is not limited to, construction stakeout, excavation and grading, underdrain installation, grass swale, sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **Monday, April 5, 2010** at the Capital Projects Section, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Mr. Joseph Sang at (301) 883-5826.** A non-refundable fee of **\$25.00** will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **Wednesday, April 14, 2010 at 10:00 A.M.** at Capital Projects Team, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

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

97343 (3-25)

**NOTICE OF PUBLIC HEARING ON THE**

**PROPOSED SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2006, FY 2007, FY 2008, FY 2009, AND FY 2010**

**Date: Tuesday, April 6, 2010, 1:30 p.m.**

**County Administration Building, Council Hearing Room  
14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772**

The County Council of Prince George's County, Maryland, will hold a Public Hearing on the Proposed Substantial Amendment to the Housing and Community Development Annual Action Plans for Fiscal Years 2006, 2007, 2008, 2009 and 2010.

The purpose of the Substantial Amendment to these Annual Action Plans is to restructure and reprogram Community Development Block Grant (CDBG) activities generally related to Housing and Community Development. The County proposes to use \$240,996.00 in CDBG funds for activities that have been previously approved for funding but must be restructured to complete the projects and reprogram and reallocate \$1,134,607.13 in CDBG funds for existing and new activities.

A copy of the Proposed Substantial Amendment is available at the main County libraries, at the Department of Housing and Community Development (DHCD) at 9400 Peppercorn Place, Suite 120, Largo, MD 20774, the County's website: [www.co.pg.md.us/Government/AgencyIndex/HCD](http://www.co.pg.md.us/Government/AgencyIndex/HCD) or mailed upon request by contacting DHCD at 301-883-5540.

Persons wishing to testify or speak at the public hearing are urged to contact the Office of the Clerk of the Council at 301-952-3600, TDD 301-925-5167 to request placement on the advance speakers' list. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

Sign language for the hearing impaired and interpretive services can be made available. To request these services, contact Dianne Thomas at 301-883-5457, TDD 301-883-5428. Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:  
James E. Johnson, Director  
Department of Housing and Community Development  
9400 Peppercorn Place, Suite 200  
Largo, Maryland 20774  
Date: March 25, 2010

97327 (3-25)

**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
S10-025	Custodianship Services for Operating Investment Portfolio	Pre-Bid: 4/8/10 @ 2:00 p.m. Closes: 4/29/10 @ 3:00 p.m.	\$5.50
CI0-054	Assorted Medium Duty Trucks	Pre-Bid: 4/6/10 at 2:00 p.m. Opening: 4/22/10 at 10:00 a.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](http://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

97344 (3-25)

**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 SUBDIVISION".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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  
11209 Old York Road, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Angela L. Barnes and Derrick I. Barnes, dated February 12, 2007, and recorded in Liber 27930 at folio 366 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 12:30 PM**

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

LOT NUMBERED FIVE (5), IN BLOCK LETTERED "H" AS SHOWN ON A PLAT ENTITLED CANTERBURY HEIGHTS, PLAT 3.

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 \$50,000.00 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

97340 (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  
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**

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)

**COHN, GOLDBERG & DEUTSCH, L.L.C.**

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

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

**814 ELFIN AVENUE  
CAPITOL HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Bernadette A.M. Campbell-McKeythron, Morris A. Campbell and Frances E. Cole dated November 15, 2005 and recorded in Liber 24536, Folio 334 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$74,000.00, 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 \$9,000.00 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, Richard E. Solomon, Stephen N. Goldberg,  
and Ronald S. Deutsch, Substitute Trustees

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

97350 (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**

**3416 40TH AVENUE  
BRENTWOOD, MD 20722**

Under a power of sale contained in a certain Deed of Trust from Crispy R. Villafuerte dated December 18, 2006 and recorded in Liber 26993, Folio 693 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$346,539.80, and an original interest rate of 9.590, 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 \$37,500.00 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  
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Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

97351 (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**

**10915 TRAFTON DRIVE  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Carol Trowell and Theodore Trowell, Jr. (Deceased) dated March 31, 2006 and recorded in Liber 24912, Folio 407 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$277,500.00, and an original interest rate of 4.000, 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 \$30,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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97352 (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**

**3510 CHURCH ROAD  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Ellen M. Holder and Jess I. Holder dated June 2, 2007 and recorded in Liber 28193, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$466,996.46, and an original interest rate of 8.550, 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 \$56,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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97353 (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**

**6014 84TH AVE  
NEW CARROLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Hector R. Guevara and Maria A. Alvarenga dated February 29, 2008 and recorded in Liber 29463, Folio 325 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 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$32,000.00 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.

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Richard J. Rogers, Substitute Trustees

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97354 (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.

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.

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97361 (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

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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**

**7118 COLUMBIA PARK ROAD  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Michael N. Hicks and Michelle D. 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.**

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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.

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

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Towson, MD 21204

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97362 (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**

**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.**

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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)

**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)

**The Prince  
George's Post  
Newspaper**

**\*\*\*\*\***

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**George's**

**County**







**LEGALS**

**NOTICE TO CONTRACTORS**

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Indefinite Quantity – Term Contract for Site Restoration and Stabilization, Contract Number 850-H (E), 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 Seventy-Five Dollars (\$75.00) Dollars will be charged for the purchase of the contract documents, which are available for review on March 15, 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 "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. This is an Indefinite Quantity-Term contract to perform Site Restoration and Stabilization work at various locations in Prince George's County. This solicitation will be used to establish contract terms, conditions and contract rates for these construction efforts. Specific assignments under this contract will utilize a combination of these rates to collectively develop a Work Order.

QUANTITY	UNIT	DESCRIPTION
2,000	CY	Sediment Excavation and Removal
2,000	TON	Furnish and Place structural Fill
2,000	TON	Furnish and Place Non-structural Fill
2,000	LF	Earth Dikes
2,000	LF	Temporary Swales
2,000	LF	Perimeter Dikes/Swales
2,000	TON	Rip Rap Inflow Structure
800	SY	Grouting of Stone Rip Rap
40	EA	Gabion Inflow Protection
80	EA	Stone Check Dam
80	EA	Stone Outlet Structure
40	EA	Dewatering/Filter Bag
2,000	LF	Silt Fence
1,000	LF	Super Silt Fence
200	EA	Standard Inlet Protection
200	EA	At Grade Inlet Protection
200	EA	Curb Inlet Protection
2,000	TON	Stabilized Construction. Entrance
2,000	TON	Furnish and Place #57 Stone
2,000	TON	Furnish and Place CR6 Aggregate
2,000	LF	Corrugated Metal Pipe – 16 Gauge – 12" Dia
2,000	LF	Corrugated Metal Pipe – 16 Gauge – 18" Dia
2,000	LF	Corrugated Metal Pipe – 14 Gauge – 24" Dia
20,000	SY	Temporary Seed, Straw and Mulch
20,000	SY	Permanent Seed Straw and Mulch
10,000	SY	Sod Installation
20,000	SY	Furnish and Place Topsoil – 4 Inch Depth

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 "Indefinite Quantity – Term Contract for Site Restoration and Stabilization, Contract Number 850-H (E)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on March 26, 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  
Prince George's County, Maryland

97202 (3-11,3-18,3-25)

**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-13-2010 – A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLANS: FY 2006, FY 2007, FY 2008, FY 2009, AND FY 2010** for the purpose of amending the Prince George's County FY 2006, FY 2007, FY 2008, FY 2009, and FY 2010 Annual Action Plans for Housing and Community Development to restructure, reprogram, and approve Community Development Block Grant ("CDBG") activities related to housing and community development.

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

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council  
97263 (3-18,3-25)

**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)

**LEGALS**

62	LF	21 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 STD Type D Inlet (SD-14)
14	EA	STD Type 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
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)

**COUNTY COUNCIL HEARING**

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

WASHINGTON SUBURBAN SANITARY COMMISSION  
PROPOSED FISCAL YEAR 2010-2011 OPERATING & CAPITAL BUDGETS

AND THE  
WASHINGTON SUBURBAN SANITARY COMMISSION  
CAPITAL IMPROVEMENT PROGRAM FOR  
WATER AND SEWERAGE, FOR FISCAL YEARS 2011-2016

TUESDAY, APRIL 6, 2010  
1:30 P.M.

COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

Copies of the proposed budgets will be available at the Washington Suburban Sanitary Commission, 14501 Sweitzer Lane, Laurel, Maryland, and the Office of the Clerk of the Council, County Administration Building, Room 2198, Upper Marlboro, Maryland. Copies of the County Executive's recommendations will be available in the Office of the Clerk of the Council.

Members of the public are invited to express their views concerning the proposed budget. Persons wishing to testify are requested to telephone the Office of the Clerk of the Council at (301) 952 3600, TTY (301)-925-5167 in advance. Speakers will be allowed three minutes each. 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  
97326 (3-25,4-1)

**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

vs.

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

**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  
Asmt: \$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  
Asmt: \$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)

**ORDER OF PUBLICATION**

KETAN PATEL  
9860 Washington Blvd. North  
Laurel, MD 20723-1930  
Plaintiff

v.

JULIA LOUISE WASHINGTON-PARRISH  
CLARENCE L. WASHINGTON  
MAEREN S. WASHINGTON  
14238 Brandywine Road  
Brandywine, MD 20613-3100

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

SERVE:  
STEPHANIE ANDERSON, COUNTY ATTORNEY  
County Administration Bldg., 5th Floor  
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the ELEVENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint  
Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 09-06563

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

Tax Account Number 11-119018-0: Grid F3, Tax Map 145, Lot 5, in the subdivision known as "EARLY MANOR, SECTION 2", as per Plat Book WWW 33 at Plat 11, thereof recorded among the Land Records of Prince George's County, Maryland, containing approxi-

mately 20,000 sq. ft., assessed to JULIA L. WASHINGTON-PARRISH, ET AL., per Deed recorded in Liber 22020 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)

**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 5, 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 # 4485, 2007 COLONY MODEL A3110A  
56 X 28 MOBILE HOME TRAILER  
WYSONS MOBILE PARK  
125A MAIN ST  
LOTHIAN

LOT # 4669B, YORKTOWNE 39FT SAILBOAT  
YEAR: UNKNOWN  
HULL: UNKNOWN  
REG # CF4139GM  
NAME ON BOAT "YANKEE"  
PORT ANNAPOLIS MARINA  
7074 BEMBE BEACH RD  
ANNAPOLIS

LOT # 4756B, 1986 HUNTER 31FT BOAT  
HIN # HUN31664D686  
MD # 6259AP  
NAME ON BOAT "LADY LEE"  
GEORGETOWN YACHT BASIN INC  
14020 AUGUSTINE HERMAN HWY  
GEORGETOWN

LOT # 4738, 1999 KAWASAKI VULCAN  
VIN # JKBNVAG1XXA012856  
MICHAEL ALOYSIUS DOOLING JR (PROP)  
900 SUSQUEHANNA RIVER ROAD  
PORT DEPOSIT

LOT # 4751, 2004 CHRYSLER PACIFICA-V6  
VIN # 2C8CF6844R625065  
DARCARS CHRYSLER JEEP DODGE MARLOW HTS  
5060 AUTH WAY  
MARLOW HEIGHTS

LOT # 4754, 1988 HARLEY DAVIDSON SOFT TAIL  
VIN # 1HD1GHL17WY322355  
HILLSBORO TRADING LLC  
11339 RIDGWAY RD  
DENTON

LOT #4588B, 1979 ERICSON 25' SAIL BOAT  
HULL # ERY25513M79H  
VA #6462 AM  
BOAT NAME: CAUSINO MACUL HERRINGTON HARBOUR SOUTH  
7409 LAKE SHORE DR  
FRIENDSHIP

LOT #4631B, 1979 PACEMAKER 33' BOAT  
HULL # PAC33115M79A  
MD # 5766B  
BOAT NAME: MEG-A-SEA HERRINGTON HARBOUR SOUTH  
7409 LAKE SHORE DR  
FRIENDSHIP

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

97275 (3-18,3-25)

**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 LAWFULLY REVISED OR AMENDED FROM TIME TO TIME PURSUANT TO 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 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 2:30 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 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

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

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

Jason A. DeLoach  
11414 Livingston Road  
Fort Washington, MD 20744  
(301) 292-3300

**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)

**NOTICE**

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

Plaintiffs

vs.

Louis A. Finney, Jr.

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)

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

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

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 09-30832**

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 \$190,507.52. The property sold herein is known as 7001 E Forest Road, Hyattsville, MD 20785.

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 of 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

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

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-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)

**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

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

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)

**LEGALS**

**NOTICE**

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

v.

Roselyn O Onungwa  
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

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**

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PAMELA D HIGDON  
AKA: PAMELA D. SILAS**

Notice is given that Jacinta Higdon whose address is 209 West Mill Ave., Capitol Heights, MD 20743, was on March 2, 2010 appointed personal representative of the small estate of Pamela D Higdon, who died on February 20, 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 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 them 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.

JACINTA HIGDON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 83943  
97307 (3-25)

**NOTICE**

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

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

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 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 \$74,762.71. The property sold herein is known as 5542 Karen Elaine Drive, Apt 1508, New Carrollton, MD 20784.

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

True Copy—Test:  
Peggy Magee, Clerk  
97250 (3-18,3-25,4-1)















