

LEGALS

NOTICE

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

vs.

Plaintiffs

Jose Navarro aka Jose Fuentes
Navarro aka Jose Fuentes aka Jose
F. Navarro aka Jose D. Fuentes aka
Jose D. Fuentes Navarro and
Maria D. Hernandez Hernandez
aka Maria D. H. Hernandez aka
Maria D. Hernadez

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 09-35451

ORDERED, this 19th day of
February, 2010 by the Circuit Court
of PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 5310 St. Barnabas Road,
Temple Hills, Maryland 20748
mentioned in these proceedings,
made and reported by Deborah K.
Curran and Laura H. G. O'Sullivan,
Trustees, be ratified and confirmed,
unless cause to the contrary thereof
be shown on or before the 19th day
of March, 2010 next, provided a
copy of this Notice be inserted in
some newspaper published in said
County once in each of three suc-
cessive weeks before the 19th day
of March, 2010, next.
The report states the amount of
sale to be \$100,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

97024 (2-25,3-4,3-11)

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.

Eric A. Borden
Takenya S. Millhouse
Eric Borden
527 Wilson Bridge Drive, Unit B2
Oxon Hill, MD 20745

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 08-19491

Notice is hereby given this 16th
day of February, 2010, by the
Circuit Court for Prince George's
County, that the sale of the
Property mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 18th day of
March, 2010, provided a copy of
this notice be published in a news-
paper of general circulation in
Prince George's County, once in
each of three successive weeks
before the 18th day of March, 2010.
The Report of Sale states the
amount of the foreclosure sale price
to be \$90,000.00. The property sold
herein is known as 527 Wilson
Bridge Drive, Unit B2, Oxon Hill,
MD 20745.

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

True Copy—Test:
Peggy Magee, Clerk

97006 (2-18,2-25,3-4)

NOTICE

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

Substitute Trustees

vs.

PATRICK SOGA
7529 Riverdale Road, Unit 1847
New Carrollton, MD 20784

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-29701

Notice is hereby given this 16th
day of February, 2010, by the
Circuit Court for Prince George's
County, Maryland, that the sale of
the property mentioned in these
proceedings and described as 7529
Riverdale Road, Unit 1847, New
Carrollton, MD 20784, made and
represented by Jeremy K. Fishman,
Samuel D. Williamowsky and Erica
T. Davis, Substitute Trustees, will
be ratified and confirmed unless
cause to the contrary thereof be
shown on or before the 18th day of
March, 2010, next, provided a copy
of this NOTICE be inserted in some
newspaper published in said
County once in each of three suc-
cessive weeks before the 18th day
of March, 2010, next.
The Report of Sale states the
amount of sale to be One Hundred
Eighteen Thousand and 00/100
Dollars (\$118,000.00).

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

True Copy—Test:
Peggy Magee, Clerk

97010 (2-18,2-25,3-4)

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

NOTICE

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

v.

Margarito Alvarado, et al.
Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-28192

Notice is hereby given this 16th
day of February, 2010, by the
Circuit Court for Prince George's
County, that the sale of the Prop-
erty mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 18th day of
March, 2010, provided a copy of
this notice be published in a news-
paper of general circulation in
Prince George's County, once in
each of three successive weeks
before the 18th day of March, 2010.
The Report of Sale states the
amount of the foreclosure sale price
to be \$136,800.00. The property
sold herein is known as 1134
Linden Avenue, Takoma Park, MD
20912.

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

True Copy—Test:
Peggy Magee, Clerk

97007 (2-18,2-25,3-4)

NOTICE

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

Substitute Trustees

vs.

TREVOR G. USHER
SHARON A. USHER
9272 Adelphi Road
Adelphi, MD 20783-2025

and

GERALDINE A. USHER
9272 Adelphi Road
Adelphi, MD 20783-2025

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-29702

Notice is hereby given this 16th
day of February, 2010, by the
Circuit Court for Prince George's
County, Maryland, that the sale of
the property mentioned in these
proceedings and described as 9272
Adelphi Road, Adelphi, MD
20783-2025, made and represented
by Jeremy K. Fishman, Samuel D.
Williamowsky and Erica T. Davis,
Substitute Trustees, will be ratified
and confirmed unless cause to the
contrary thereof be shown on or
before the 18th day of March, 2010,
next, provided a copy of this
NOTICE be inserted in some news-
paper published in said County
once in each of three successive
weeks before the 18th day of
March, 2010, next.
The Report of Sale states the
amount of sale to be Twenty Nine
Thousand Five Hundred and
00/100 Dollars (\$29,500.00).

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

True Copy—Test:
Peggy Magee, Clerk

97009 (2-18,2-25,3-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AMIE O. VIA

Notice is given that Donna C.
Williams, whose address is 6825
Red Maple Court, Forestville, MD
20747 was on January 25, 2010
appointed personal representative
of the estate of Amie O. Via who
died on December 30, 2009 with a
will.
Further information can be
obtained by reviewing the estate
file in the office of the Register of
Wills or by contacting the personal
representative or the attorney.
All persons having any objection
to the appointment (or to the pro-
bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 25th day of
July, 2010.
Any person having a claim
against the decedent must present
the claim to the undersigned per-
sonal representative or file it with
the Register of Wills with a copy to
the undersigned on or before the
earlier of the following dates:
(1) Six months from the date of
the decedent's death, except if the
decedent died before October 1,
1992, nine months from the date of
the decedent's death; or
(2) Two months after the personal
representative mails or otherwise
delivers to the creditor a copy of
this published notice or other writ-
ten notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mail-
ing or other delivery of the notice.
A claim not presented or filed on
or before that date, or any exten-
sion provided by law, is unenforce-
able thereafter. Claim forms may be
obtained from the Register of Wills.

DONNA C. WILLIAMS
Personal Representative

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

Estate No. 83703
97001 (2-18,2-25,3-4)

LEGALS

NOTICE

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

v.

Dawn Benita Ellington
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-33195

Notice is hereby given this 16th
day of February, 2010, by the
Circuit Court for Prince George's
County, that the sale of the Prop-
erty mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 18th day of
March, 2010, provided a copy of
this notice be published in a news-
paper of general circulation in
Prince George's County, once in
each of three successive weeks
before the 18th day of March, 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 9605 Lake
Pointe Court, Unit # 303, Upper
Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk

97008 (2-18,2-25,3-4)

NOTICE

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

v.

Milton Romero, et al.
Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-01088

Notice is hereby given this 19th
day of February, 2010, by the
Circuit Court for Prince George's
County, that the sale of the
Property mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 19th day of
March, 2010, provided a copy of
this notice be published in a news-
paper of general circulation in
Prince George's County, once in
each of three successive weeks
before the 19th day of March, 2010.
The Report of Sale states the
amount of the foreclosure sale price
to be \$341,304.77. The property
sold herein is known as 6707
Furman Parkway, Riverdale, MD
20737.

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

True Copy—Test:
Peggy Magee, Clerk

97025 (2-25,3-4,3-11)

NOTICE

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

v.

Maria A. Diaz
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-11669

Notice is hereby given this 19th
day of February, 2010, by the
Circuit Court for Prince George's
County, that the sale of the
Property mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 19th day of
March, 2010, provided a copy of
this notice be published in a news-
paper of general circulation in
Prince George's County, once in
each of three successive weeks
before the 19th day of March, 2010.
The Report of Sale states the
amount of the foreclosure sale price
to be \$287,152.61. The property
sold herein is known as 4816 69th
Place, Hyattsville, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk

97026 (2-25,3-4,3-11)

NOTICE

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

vs.

Yewande Cole and
Gbolahan Cole
Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 09-35326

ORDERED, this 19th day of
February, 2010 by the Circuit Court
of PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 14627 London Lane, Bowie,
Maryland 20715 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 March, 2010 next, provided a
copy of this Notice be inserted in
some newspaper published in said
County once in each of three suc-
cessive weeks before the 19th day
of March, 2010, next.
The report states the amount of
sale to be \$135,200.00.

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

True Copy—Test:
Peggy Magee, Clerk

97023 (2-25,3-4,3-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGIA B. PAYTON

Notice is given that Yvonne
Diallo, whose address is 9532
Temple Hill Road, Clinton, MD
20735 was on January 28, 2010
appointed personal representative
of the estate of Georgia B. Payton,
who died on November 27, 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 28th day of July,
2010.
Any person having a claim
against the decedent must present
the claim to the undersigned per-
sonal representative or file it with
the Register of Wills with a copy to
the undersigned, on or before the
earlier of the following dates:
(1) Six months from the date of
the decedent's death, except if the
decedent died before October 1,
1992, nine months from the date of
the decedent's death; or
(2) Two months after the personal
representative mails or otherwise
delivers to the creditor a copy of
this published notice or other writ-
ten notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mail-
ing or other delivery of the notice.
A claim not presented or filed on
or before that date, or any exten-
sion provided by law, is unenforce-
able thereafter. Claim forms may be
obtained from the Register of Wills.

YVONNE DIALLO
Personal Representative

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

Estate No. 83320
97002 (2-18,2-25,3-4)

**MECHANIC'S
LIEN SALE**

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

**MARCH 5, 2010
AT 10:00 A.M.**

**2005 GMC VAN
VIN #: 1GNDV23EX5D148217**
Giant Auto Body
4825 Rhode Island Ave.
Hyattsville, MD 20781

The auction will be held on the
premises of:

J & M Auto
5921 Arbor St.
Hyattsville, MD 20781

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

97039 (2-25,3-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD MILES NIXON

Notice is given that Belva
Belfour-Nixon, whose address is
305 Fuller Ave., Upper Marlboro,
MD 20774 was on February 1, 2010
appointed personal representative
of the estate of Edward Miles
Nixon, who died on November 15,
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 1st day of August,
2010.
Any person having a claim
against the decedent must present
the claim to the undersigned per-
sonal representative or file it with
the Register of Wills with a copy to
the undersigned, on or before the
earlier of the following dates:
(1) Six months from the date of
the decedent's death, except if the
decedent died before October 1,
1992, nine months from the date of
the decedent's death; or
(2) Two months after the personal
representative mails or otherwise
delivers to the creditor a copy of
this published notice or other writ-
ten notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mail-
ing or other delivery of the notice.
A claim not presented or filed on
or before that date, or any exten-
sion provided by law, is unenforce-
able thereafter. Claim forms may be
obtained from the Register of Wills.

BELVA BELFOUR-NIXON
Personal Representative

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

Estate No. 83410
97022 (2-25,3-4,3-11)

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.

Silvia Murillo
7210 Patterson Street
Lanham, MD 20706

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-33614

Notice is hereby given this 1st
day of March, 2010, by the Circuit
Court for Prince George's County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 31st day of March, 2010, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George's
County, once in each of three suc-
cessive weeks before the 31st day of
March, 2010.
The Report of Sale states the
amount of the foreclosure sale price
to be \$325,974.36. The property
sold herein is known as 7210
Patterson Street, Lanham, MD
20706.

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

True Copy—Test:
Peggy Magee, Clerk

97100 (3-4,3-11,3-18)

NOTICE

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

vs.

Monique Browne
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 09-36237

ORDERED, this 26th day of
February, 2010 by the Circuit Court
of PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 1220 Palmer Road, #117,
Fort Washington, Maryland 20744
mentioned in these proceedings,
made and reported by Deborah K.
Curran, Laura H. G. O'Sullivan,
Stephanie H. Hurley and Aaron D.
Neal, Substitute Trustees, be rat-
ified and confirmed, unless cause to
the contrary thereof be shown on or
before the 29th day of March, 2010
next, provided a copy of this Notice
be inserted in some newspaper
published in said County once in
each of three successive weeks
before the 29th day of March, 2010,
next.
The report states the amount of
sale to be \$214,510.15.

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

True Copy—Test:
Peggy Magee, Clerk

97101 (3-4,3-11,3-18)

NOTICE

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

vs.

Andrew B Akintunde
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 09-37237

ORDERED, this 26th day of
February, 2010 by the Circuit Court
of PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 1776 Village Green Drive, B-
66, Hyattsville, Maryland 20786
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 rat-
ified and confirmed, unless cause to
the contrary thereof be shown on or
before the 29th day of March, 2010
next, provided a copy of this Notice
be inserted in some newspaper
published in said County once in
each of three successive weeks
before the 29th day of March, 2010,
next.
The report states the amount of
sale to be \$68,396.51.

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

True Copy—Test:
Peggy Magee, Clerk

97102 (3-4,3-11,3-18)

NOTICE

IN THE MATTER OF:
**LAURYN K CLARK
ALIJHA M CLARK**

FOR THE CHANGE OF
NAME TO:
**LAURYN K DOCKERY
ALIJHA M DOCKERY**

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 10-03875

A Petition has been filed to
change the name of LAURYN K
CLARK to LAURYN K DOCKERY
and ALIJHA M CLARK to ALIJHA
M DOCKERY.
The latest day by which an objec-
tion to the Petition may be filed is
March 26, 2010.

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

97134 (3-4)

NOTICE

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

vs.

Ricardo Rubin and
Maritza Solis
Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 09-37741

ORDERED, this 26th day of
February, 2010 by the Circuit Court
of PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 5717 67th Avenue, Riverdale,
Maryland 20737 mentioned in these
proceedings, made and reported by
Deborah K. Curran and Laura H. G.
O'Sullivan, Trustees, be ratified
and confirmed, unless cause to the
contrary thereof be shown on or
before the 29th day of March, 2010
next, provided a copy of this Notice
be inserted in some newspaper
published in said County once in
each of three successive weeks
before the 29th day of March, 2010,
next.
The report states the amount of
sale to be \$89,250.00.

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

True Copy—Test:
Peggy Magee, Clerk

97103 (3-4,3-11,3-18)

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.

Damian J. Martineau
Sonia E. Martineau
7206 King Richard Drive
Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-35445

Notice is hereby given this 26th
day of February, 2010, by the
Circuit Court for Prince George's
County, that the sale of the
Property mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 29th day of
March, 2010, provided a copy of
this notice be published in a news-
paper of general circulation in
Prince George's County, once in
each of three successive weeks
before the 29th day of March, 2010.
The Report of Sale states the
amount of the foreclosure sale price
to be \$318,367.94. The property
sold herein is known as 7206 King
Richard Drive, Upper Marlboro,
MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk

97104 (3-4,3-11,3-18)

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.

Funsho D. Adeboyeku
Mosunmola F. Alli-Abiodun
4211 74th Place
Hyattsville, MD 20784

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-33189

Notice is hereby given this 26th
day of February, 2010, by the
Circuit Court for Prince George's
County, that the sale of the
Property mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 29th day of
March, 2010, provided a copy of
this notice be published in a news-
paper of general circulation in
Prince George's County, once in
each of three successive weeks
before the 29th day of March, 2010.
The Report of Sale states the
amount of the foreclosure sale price
to be \$121,455.00. The property
sold herein is known as 4211 74th
Place, Hyattsville, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk

97105 (3-4,3-11,3-18)

NOTICE

IN THE MATTER OF:
LOLITA M YOUNG

FOR THE CHANGE OF
NAME TO:
LOLITA M LOVE

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 10-03872

A Petition has been filed to
change the name of LOLITA M
YOUNG to LOLITA M LOVE.
The latest day by which an objec-
tion to the Petition may be filed is
March 26, 2010.

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

97135 (3-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

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

MARCH 23, 2010
AT 12:03 PM

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

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

The property is improved by a dwelling.

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

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

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

97122 (3-4,3-11,3-18)

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
5614 30th Avenue, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Macie E. Groves, dated February 28, 2007, and recorded in Liber 29096 at folio 189 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

MARCH 5, 2010
AT 12:12 PM

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

LOT NUMBERED TWENTY (20), IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "SECTION ONE (1), QUEENS CHAPEL MANOR".

The property is improved by a dwelling.

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

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

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

96978 (2-18,2-25,3-4)

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
4710 Wheeler Road, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Sherry J. Bailey, dated August 3, 2006, and recorded in Liber 25752 at folio 695 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

MARCH 23, 2010
AT 12:06 PM

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

BEGINNING FOR THE SUBJECT PROPERTY AT AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE ORIGINAL TRACT WHICH IS DESCRIBED IN A DEED RECORDED IN LIBER 4617 AT FOLIO 633, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$25,000.00 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

97123 (3-4,3-11,3-18)

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
9102 Patrick Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Byron J Williams, dated November 21, 2008, and recorded in Liber 30201 at folio 334 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

MARCH 5, 2010
AT 12:15 PM

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

LOT OR PARCEL OF LAND, LYING AND BEING IN THE 9TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND, DESIGNATED AS LOT 40, ON THE PLAT ENTITLED, "PLAT 3, LOTS 39-46, PARCELS B & E, CLINTON GARDENS, SURRATTS (9TH) ELECTION DISTRICT.

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 \$42,000.00 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

96984 (2-18,2-25,3-4)

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
6413 Juanita Court, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Edwin Samuel Giles and Patricia A. Wood-Giles, dated December 10, 1993, and recorded in Liber 9255 at folio 91 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

MARCH 23, 2010
AT 12:09 PM

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

LOT 37, BLOCK A, IN A PLAT OF SUBDIVION KNOWN AS "SKYLINE HILLS, PLAT FOUR", RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AT PLAT BOOK NLP 118 PAGE 36.

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

97124 (3-4,3-11,3-18)

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
5502 62nd Ave, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Sandra R. Robinson, dated August 10, 2005, and recorded in Liber 23166 at folio 99 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

MARCH 9, 2010
AT 12:03 PM

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

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "E" IN A SUBDIVISION KNOWN AS "TEMPLETON 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

96980 (2-18,2-25,3-4)

THE PRINCE GEORGE’S POST

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LEGALS

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

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

3500 Wayneswood Road, Fort Washington, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Eric R. Hurley, dated July 22, 2005, and recorded in Liber 23372 at folio 505 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

MARCH 12, 2010

AT 12:06 PM

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

LOT 8 IN BLOCK H IN A SUBDIVISION KNOWN AS MAPLEWOOD.

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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the 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

97030 (2-25,3-4,3-11)

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

113 East Mill Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from KIMICO M HARLEY and Dareius K Harley, dated July 5, 2007, and recorded in Liber 28685 at folio 410 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

MARCH 16, 2010

AT 12:00 NOON

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

LOT NUMBERED NINE (9), IN BLOCK D, IN THE SUBDIVISION KNOWN AS "PLAT NO. THREE (3) IN SUBDIVISION KNOWN AS "PEPPER MILLS 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

STEPHANIE H. HURLEY AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

97031 (2-25,3-4,3-11)

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

9603 Glen View Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from The First New Horizon Community Development Corporation and Wilbert Williams, dated February 15, 1996, and recorded in Liber 10610 at folio 523 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

MARCH 16, 2010

AT 12:03 PM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED THREE (3) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "SECTION TWO (2), "CYPRESS GARDENS".

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 \$8,000.00 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

97032 (2-25,3-4,3-11)

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

12916 Fox Bow Drive, Unit 106, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Leslie E Russ, dated October 23, 2006, and recorded in Liber 27065 at folio 006 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

MARCH 16, 2010

AT 12:06 PM

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

UNIT NUMBERED 106 IN "CAMERON GROVE CONDOMINIUM IX".

The property is improved by a dwelling.

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

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

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

STEPHANIE H. HURLEY AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

97033 (2-25,3-4,3-11)

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

2001 BRIGHTON RD, HYATTSVILLE, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from JOHN W. ARNETT, dated March 1, 2007, and recorded in Liber 27428 at folio 169 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

MARCH 12, 2010

AT 12:00 NOON

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

LOT NUMBERED ONE (1), BLOCK NUMBERED FIVE (5), IN THE SUBDIVISION KNOW AS "SECTION 1, AVONDALE GROVE".

The property is improved by a dwelling.

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

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

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

STEPHANIE H. HURLEY AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

97056 (2-25,3-4,3-11)

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

2221 Jameson Street, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Jose Salazar aka Jose Israel Salazar, dated November 1, 2006, and recorded in Liber 26520 at folio 270 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

MARCH 16, 2010

AT 12:12 PM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FOURTEEN (14) IN BLOCK NUMBERED THREE (3) IN A SUBDIVISION KNOWN AS "HILLCREST HEIGHTS".

The property is improved by a dwelling.

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

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

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

STEPHANIE H. HURLEY AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

97035 (2-25,3-4,3-11)

THE PRINCE GEORGE’S POST

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE V. WILSON

Notice is given that Renee J. Nash, whose address is 5435 Thomas Sim Lee Terr, Upper Marlboro, MD 20772 was on February 4, 2010 appointed personal representative of the estate of Joyce V. Wilson, who died on January 31, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th 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.

RENEE J. NASH
Personal Representative

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

 Estate No. 83794
97041 (2-25,3-4,3-11)

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.

 Christina Sungabi Ndih
5819 Burgundy Street
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-22697

 Notice is hereby given this 23rd day of February, 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 25th day of March, 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 25th day of March, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$53,250.00. The property sold herein is known as 5819 Burgundy Street, Capitol Heights, MD 20743.

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

 True Copy—Test:
Peggy Magee, Clerk
97055 (2-25,3-4,3-11)

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

In the Matter of:
KEVIN R. SYKES, Minor

Guardianship No. GD-09981

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Kevin R. Sykes** an infant male born on January 20, 1994 to Avis Sykes (deceased) and Alton Kelly, having been filed, it is this 22nd day of February, 2010.

ORDERED, by the Orphan’s Court for Prince George’s County, Maryland, that the respondent, Alton Kelly, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as 5800 Charing Place, Charlotte, NC 28211. Respondent, Alton Kelly, is hereby notified to show cause on or before the 22nd day of April, 2010, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

 97040 (2-25,3-4,3-11)

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.

 Florence Maurelus
Meralice Maurelus
440 Possum Court
Capitol Heights, MD 20743
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-26299

 Notice is hereby given this 22nd day of February, 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 March, 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 March, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$244,716.89. The property sold herein is known as 440 Possum Court, Capitol Heights, MD 20743.

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

 True Copy—Test:
Peggy Magee, Clerk
97047 (2-25,3-4,3-11)

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 March 15, 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 # 4723 1993 Mercedes-Benz 400 E
VIN # WDBEA34E5PB872925
The County’s Filling Station
11805 H G Truman Road
Lusby

 LOT # 4724 1995 Mazda Millenia
VIN # JM1TA2219S1123773
The County’s Filling Station
11805 H G Truman Road
Lusby

 LOT # 4725 2004 Chevrolet Suburban
VIN # 1GNFK16Z34J190142
Chesapeake Collision
9825 Liberty Road
Randallstown

LOT # 4726, 2001 Mazda B2300
VIN # 4F4YR12D21TM22518
Belair Automatic Transmissions
214 N. Tollgate Rd
Belair

LOT #4727, 2002 Jaguar X2.5
VIN # SAJEA51D02XC81152
Five Star Transmissions
3 Harko Ct #E
Baltimore

LOT #4728, 2002 Ford Taurus
VIN # 1FAHP53U22A198433
Certified Collision Center
6230 Holabird Ave
Baltimore

LOT #4729, 2006 Toyota Avalon
VIN # 4T1BK36BX6U082233
Sammy’s Auto Service
4729 Stamp Road Alley
Temple Hills

 LOT #4730, 2004 Infiniti G-35
VIN # JNKKCV54E14M808162
Sammy’s Auto Service
4729 Stamp Road Alley
Temple Hills

LOT #4731, 2000 Buick Park Ave
VIN # 1G4CW54K9Y4268520
Tricked Out Auto Salon
615 F Hampton Park Blvd
Capital Heights

TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

97037 (2-25,3-4)

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.

 Harold J. Williams
9606 Traverse Way
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-10456

 Notice is hereby given this 22nd day of February, 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 March, 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 March, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$375,752.53. The property sold herein is known as 9606 Traverse Way, Fort Washington, MD 20744.

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

 True Copy—Test:
Peggy Magee, Clerk
97051 (2-25,3-4,3-11)

NOTICE

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

 v.

 Katina Y. Morris
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-30833

 Notice is hereby given this 22nd day of February, 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 March, 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 March, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$214,810.00. The property sold herein is known as 523 Eastern Avenue, Capitol Heights, MD 20743.

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

 True Copy—Test:
Peggy Magee, Clerk
97052 (2-25,3-4,3-11)

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.

 Cleavon Adams
Teneka Adams
282 Harry S Truman Drive
a/k/a unit 212
Upper Marlboro, MD 20774
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-10452

Notice is hereby given this 22nd day of February, 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 March, 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 March, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$153,246.00. The property sold herein is known as 282 Harry S Truman Drive a/k/a unit 212, Upper Marlboro, MD 20774.

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

 True Copy—Test:
Peggy Magee, Clerk
97050 (2-25,3-4,3-11)

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

 True Copy—Test:
Peggy Magee, Clerk
97050 (2-25,3-4,3-11)

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.

 Raymond Njoku
5401 Melwood Park Avenue
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-01809

 Notice is hereby given this 22nd day of February, 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 March, 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 March, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$272,700.00. The property sold herein is known as 5401 Melwood Park Avenue, Upper Marlboro, MD 20772.

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

 True Copy—Test:
Peggy Magee, Clerk
97049 (2-25,3-4,3-11)

NOTICE

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

 vs.

 Plaintiff

 Defendant

 Jose E. Claros
Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-37238

 ORDERED, this 22nd day of February, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4320 Will Street, Capitol Height, Maryland 20743 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 24th day of March, 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 24th day of March, 2010, next.
 The report states the amount of sale to be \$52,500.00.

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

 True Copy—Test:
Peggy Magee, Clerk
97054 (2-25,3-4,3-11)

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.

 Elber Velasquez
Evelyn Velasquez
1614 Ruston Avenue
Capitol Heights, MD 20743
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-35442

Notice is hereby given this 22nd day of February, 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 March, 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 March, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$250,406.08. The property sold herein is known as 1614 Ruston Avenue, Capitol Heights, MD 20743.

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

 True Copy—Test:
Peggy Magee, Clerk
97048 (2-25,3-4,3-11)

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.

 Phyllis Y. Graves
Bridgett Vaughn
6410 White Oak Avenue
Temple Hills, MD 20748
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-00883

 Notice is hereby given this 22nd day of February, 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 March, 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 March, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$336,267.60. The property sold herein is known as 6410 White Oak Avenue, Temple Hills, MD 20748.

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

 True Copy—Test:
Peggy Magee, Clerk
97053 (2-25,3-4,3-11)

NOTICE

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

 vs.

 Plaintiff

 Defendant

 Debra R. Corbin
Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-35359

 ORDERED, this 19th day of February, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5710 Quebec Street, Berwyn Heights, Maryland 20740 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 22nd day of March, 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 22nd day of March, 2010, next.
 The report states the amount of sale to be \$136,793.02.

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

 True Copy—Test:
Peggy Magee, Clerk
97046 (2-25,3-4,3-11)

NOTICE

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

 vs.

 Plaintiff

 Defendant

 Ana Chavez and
Jesus Bonilla
Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-31239

 ORDERED, this 16th day of February, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6809 Trowbridge Place, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of March, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 18th day of March, 2010, next.
 The report states the amount of sale to be \$190,000.00.

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

 True Copy—Test:
Peggy Magee, Clerk
97011 (2-18,2-25,3-4)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA KENT

Notice is given that Franz A. Kent, whose address is 7936 Moose Avenue, Norfolk, VA 23518 was on February 4, 2010 appointed personal representative of the estate of Gloria Kent, who died on February 2, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th 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.

FRANZ A. KENT
Personal Representative

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

 Estate No. 83792
97043 (2-25,3-4,3-11)

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

In The Estate Of:
KEVIN R. FREEMAN
Estate No.: 83427

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
 You are hereby notified that a Petition has been filed by ALFRED J. SZCZERBICKI for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 24, 2010 at 9:30 A.M.**
 This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
CERETA A. LEE
P.O. BOX 1729
UPPER MARLBORO, MD. 20773

97044 (2-25,3-4)

NOTICE

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

 vs.

 Plaintiff

 Defendant

 Yekini Afa Sani
Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-35325

ORDERED, this 19th day of February, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3905 Alton Street, Capitol Heights, Maryland 20743 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 22nd day of March, 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 22nd day of March, 2010, next.
 The report states the amount of sale to be \$33,750.00.

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

 True Copy—Test:
Peggy Magee, Clerk
97045 (2-25,3-4,3-11)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

Be Safe, Don’t Drink and Drive!

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.

Larry O. White, Sr.
 11419 Abbottswood Court Unit #46-3
 Upper Marlboro, MD 20774
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-34228

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$273,976.43. The property sold herein is known as 11419 Abbottswood Court Unit #46-3, Upper Marlboro, MD 20774.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97106 (3-4,3-11,3-18)

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.

Lorenzo M. Wooten
 Betty T. Wooten
 2404 Henson Valley Way
 Fort Washington, MD 20744
 Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-25691

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$204,731.07. The property sold herein is known as 2404 Henson Valley Way, Fort Washington, MD 20744.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97107 (3-4,3-11,3-18)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

Notice of Public Hearing

Applications for the following alcoholic beverage licenses authorized by the General Assembly will be accepted by the Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland March 25, 2010 and will be heard on May 25, 2010. Those licenses are:

Class B, Beer, Wine & Liquor License – 17 BL 52

Class B, Beer and Wine – 17 BW 21

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

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

All applications, for new and transfer of licenses, must be completely executed when they are submitted in order to be scheduled for the Hearing on Tuesday, May 25, 2010 @ 10:00 a.m., 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

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

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

Attest:
 Diane M. Bryant
 Administrative Assistant
 February 24, 2010
 97120 (3-4,3-11)

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.

George N. Lyseight
 Gloria Lyseight
 7500 23rd Avenue
 Hyattsville, MD 20783
 Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33731

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$338,448.89. The property sold herein is known as 7500 23rd Avenue, Hyattsville, MD 20783.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97108 (3-4,3-11,3-18)

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.

Terry Floyd
 A.J. Szczerbicki, Personal Representative for the Estate of Terry Floyd
 7507 Willow Hill Drive
 Landover, MD 20785
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-14154

Notice is hereby given this 2nd 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 2nd 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 2nd day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$86,000.00. The property sold herein is known as 7507 Willow Hill Drive, Landover, MD 20785.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97139 (3-4,3-11,3-18)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

Notice of Public Hearing

Applications for the following alcoholic beverage licenses authorized by the General Assembly will be accepted by the Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland April 22, 2010 and will be heard on June 22, 2010. Those licenses are:

Class D, Beer and Wine – 17 DW 50

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

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

All applications, for new and transfer of licenses, must be completely executed when they are submitted in order to be scheduled for the Hearing on Tuesday, June 22, 2010 @ 10:00 a.m., 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

Public Hearings are also scheduled for May 5, 2010 and May 12, 2010 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

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

Attest:
 Diane M. Bryant
 Administrative Assistant
 February 24, 2010
 97119 (3-4,3-11)

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.

Areyal L. Hall
 9089 Hardesty Drive
 Clinton, MD 20735
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-34747

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 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 9089 Hardesty Drive, Clinton, MD 20735.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97110 (3-4,3-11,3-18)

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.

Dirk D. Smith
 8604 Ritchboro Road
 District Heights, MD 20747
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-02072

Notice is hereby given this 2nd 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 2nd 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 2nd day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$132,133.01. The property sold herein is known as 8604 Ritchboro Road, District Heights, MD 20747.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97140 (3-4,3-11,3-18)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

MARCH 23, 2010

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

TRANSFER
 Jimmy Mok Kim, President/Treasurer, Suk Joo Bae, Vice President, Ricardo Blair, Secretary for a Class A, Beer, Wine and Liquor License for the use of JSJK, Inc., t/a Crown Liquors, 6579 Ager Road, Hyattsville, 20782 transfer from Crown Liquors, Inc., t/a Crown Liquors, 6579 Ager Road, Hyattsville, 20782, Alicia Joo Yi, President/Secretary/Treasurer.

TRANSFER OF LOCATION

John Duksang Lee, President/Secretary/Treasurer, Jong H. Kim, Vice President for a Class D(R), Beer and Wine License for the use of JM Best I Corp., t/a Best I Food Mart, 6306 Addison Road, Seat Pleasant, 20743 transfer of location from t/a Anderson's Delicatessen, 6134 Marlboro Pike, District Heights, 20747, Florangel Liu, Owner, Rogerlio S. Liu, Owner.

Fun Chan, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor License for the use of Zheng's Liquors, Inc., t/a Pointer Ridge Liquors, 1326 S. Crain Highway, Bowie, 20716 transfer of location from Zheng's Liquors, Inc., t/a Pointer Ridge Liquors, 1340 S. Crain Highway, Bowie, 20716, Fun Chan, President/Secretary/Treasurer.

NEW

Nicholas Rodriguez, President, Osmari Del Carmen Meledetz, Vice President for a Class B, Beer, Wine and Liquors for the use of R&J Food Corporation, t/a La Cocina De Mi Tierra, 6285 Oxon Hill Road, Oxon Hill, 20745.

Edward Afolajuwon Erinle, Authorized Person/Member/Manager for a Class B(BLX), Beer, Wine and Liquor License for the use of Congressional Ventures I,

LLC, t/a Royal Banquet Hall & Restaurant, 312 Main Street, Laurel, 20707.

Thomas Ukrit, Managing Member for a Class B(BLX), Beer, Wine and Liquor License for the use of TPNH, LLC, t/a Thai Pavilion National Harbor, 151 American Way, National Harbor, 20745.

Edward Afolajuwon Erinle, Authorized Person/Member/Manager for a Class B(BLX), Beer, Wine and Liquor License for the use of Congressional Ventures I, LLC, t/a The Congressional Place, 3512 Bladensburg Road, Brentwood, 20772.

A hearing on the above applications will be held at the County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, March 23, 2010, at which time anyone wishing to testify either for or against the application may attend the hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

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

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

Attest:
 Diane M. Bryant
 Administrative Assistant
 February 24, 2010
 97121 (3-4,3-11)

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.

Claudio Mata
 Yenni S. Felix
 5603 35th Avenue
 Hyattsville, MD 20782
 Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-09324

Notice is hereby given this 2nd 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 2nd 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 2nd day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$400,000.00. The property sold herein is known as 5603 35th Avenue, Hyattsville, MD 20782.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97141 (3-4,3-11,3-18)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION 1800 WASHINGTON BOULEVARD BALTIMORE, MARYLAND 21230

Notice of Applications Received For State Permits

The Water Management Administration has received the applications listed below. A preliminary review has indicated that the listed projects may be subject to the opportunity for a public hearing once the application is substantially complete. Projects may be significantly altered during the review process. The applications and related information are available for inspection and copying. You may also request written notice of any hearing opportunity by having your name placed on the interested persons list for each project in which you are interested. To inspect the file or to have your name placed on the interested persons list, contact the assigned division at the telephone number indicated below no later than April 1, 2010.

PRINCE GEORGE'S COUNTY

200962999/09-NT-0330: Prince George's County Office of Central Services has applied to build a fire station and its associated structures. Permanent impacts include; 12,740 square feet (0.29 acre) to forested nontidal wetlands, 14,660 square feet (0.33 acre) to the 25-foot forested nontidal wetlands buffer.

Timothy Branch is a Use I waterway. The applicant will pay into a Compensation Fund for mitigation for permanent impacts. The project location is fronting the south side of Brandywine Road approximately 1,000 feet west of its intersection with Route 301. Prince George's County, Maryland. For additional information, please contact Lisa Dosmann of the Nontidal Wetlands and Waterways Division at (410) 537-3559 or ldosmann@mde.state.md.us.

97116 (3-4)

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.

Joyce O. Osifuye
 7665 Arbory Court, Unit 23
 Laurel, MD 20707
 Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33784

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$284,118.25. The property sold herein is known as 7665 Arbory Court, Unit 23, Laurel, MD 20707.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97109 (3-4,3-11,3-18)

MECHANIC'S LIEN SALE

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

March 12, 2010 at 10:00 am

2001 Suzuki Motorcycle
 JS1GW71A212101618

2005 Suzuki Motorcycle
 JS1GT76A852108287

2005 Suzuki Motorcycle
 JS1GT76A252107443

2005 Suzuki Motorcycle
 JS1GT76A852108287

2007 Suzuki Motorcycle
 JS1GN7DA172106316

2002 Kawasaki Motorcycle
 JKAZX93133A008549

The auction will be held on the premises of:

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

Terms of Sale-CASH
Lienor reserves the right to bid.
 97133 (3-4,3-11)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ICLAIN B. SAVOY

Notice is given that James T. Harris, whose address is 2935 Brinkley Road #202, Temple Hills, MD 20748 was on February 4, 2010 appointed personal representative of the estate of Iclain B. Savoy, who died on January 25, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th 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.

JAMES T. HARRIS
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20772
 Estate No. 83793

97111 (3-4,3-11,3-18)

LEGALS

ZONING HEARINGS

Zoning Hearings on the following applications will be held by the Zoning Hearing Examiner on

WEDNESDAY, APR. 7, 2010

ROOM 2190, 2nd FLOOR
COUNTY ADMINISTRATION BLDG.
UPPER MARLBORO, MD.

AT 9:30 A.M.

VALIDATION OF PERMIT ISSUED IN ERROR:

BOWIE (14TH)
ELECTION DISTRICT:
 No. ERR-216 -- Application of McDonald's Corporation, for VALIDATION OF PERMIT ISSUED IN ERROR, at the property containing approximately .9681 acre of land, zoned C-O, described as 14440 Gallant Fox Lane, Bowie.

By Order of the County Council
 Prince George's County, Maryland
 Thomas E. Dernoga, Chair

Attest: Redis C. Floyd
 Clerk of the Council
 97113 (3-4)

NOTICE

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

vs.

Solomon Idowu Ogunbiyi aka
 Solomon Idowu Olubiayi
 Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-29301

ORDERED, this 2nd day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11299 Laurel Walk Drive, Unit 188, Laurel, Maryland 20708 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 2nd 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 2nd day of April, 2010, next.

The report states the amount of sale to be \$171,067.94.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97142 (3-4,3-11,3-18)

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 March 22, 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 # 4554B, 1978 SILVERTON UK 31FT BOAT
 HULL # STN0190M78G
 MD # 9764AC
 SAFE HARBOR INC
 5942 ROCKHOLD DRIVE
 DEALE

LOT # 4656B, 1975 PETERSON 43'8" FT BOAT
 MODEL # 44
 HIN # YC411070975U
 MD # 5059BN
 OFFICIAL # 572018
 NAME OF BOAT "DREAM-CATCHER"
 PORT ANNAPOLIS MARINA
 7074 BEMBE BEACH RD
 ANNAPOLIS

LOT# 4654

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
8800 Charm Ct., Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Robert D. Mitchell aka Robert D. Mitchell, Sr., dated July 8, 2005, and recorded in Liber 22995 at folio 009 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

MARCH 9, 2010
AT 12:06 PM

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

LOT NUMBERED NINE (9) IN A SUBDIVISION KNOWN AS "PLAT 3, BRANDYWINE 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 \$35,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96981 (2-18,2-25,3-4)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

10407 FARRAR AVENUE
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Evelyn M. Brittingham dated May 2, 2007 and recorded in Liber 29450, Folio 741 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$275,000.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 9, 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 \$28,500.00 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

96990 (2-18,2-25,3-4)

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
11356 Cherry Hill Road, Apt 203, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Lloyd Howerton Jr. aka Lloyd L. Howerton, dated September 8, 2006, and recorded in Liber 26264 at folio 534 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

MARCH 9, 2010
AT 12:09 PM

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

UNIT NO. 1-W-203 IN A PLAN OF CONDOMINIUM SUBDIVISION STYLED PLAT AND PLAN OF CONDOMINIUM SUBDIVISION-MARYLAND FARMS CONDOMINIUM-PHASE I.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 11.4% 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

96982 (2-18,2-25,3-4)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

13420 KRIS RAN COURT
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Huseyin Gok dated October 26, 2006 and recorded in Liber 26810, Folio 309 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$281,600.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 9, 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, Ronald S. Deutsch,
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

96993 (2-18,2-25,3-4)

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
11303 Gunpowder Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Pedro A Estrada and Claudina Vega, dated November 14, 2006, and recorded in Liber 26956 at folio 299 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

MARCH 9, 2010
AT 12:12 PM

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

LOT NUMBERED THIRTY-ONE (31) IN BLOCK LETTERED "O" IN THE SUBDIVISION KNOWN AS "PART OF BLOCKS 'O', 'U', 'V', & 'W', ARAGONA VILLAGE".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$49,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96983 (2-18,2-25,3-4)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6908 COOLRIDGE ROAD
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Abdulateef Reid and Jalilah W. Kush-Nazimah dated October 31, 2005 and recorded in Liber 23804, Folio 574 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$329,000.00, and an original interest rate of 5.750, 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 **MARCH 9, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$41,500.00 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

96994 (2-18,2-25,3-4)

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
7220 Wood Hollow Terrace, Bldg 8, Unit 7220, Fort Washington,
Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Audrey J. Haynie and Lamoth Haynie, dated September 29, 2006, and recorded in Liber 27624 at folio 248 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

MARCH 23, 2010
AT 12:12 PM

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

HOUSING UNIT NUMBERED 7220 WOOD HOLLOW TERRACE, IN BUILDING NO. 8 IN "ROSEDALE ESTATES CONDOMINIUM".

The property is improved by a dwelling.

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

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

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

97125 (3-4,3-11,3-18)

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
8208 Mathew Court, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Jose Luis Velasquez AKA Jose Velasquez AKA Jose Luis Velequez, dated June 30, 2006, and recorded in Liber 26480 at folio 296 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

MARCH 23, 2010
AT 12:21 PM

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

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

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

97128 (3-4,3-11,3-18)

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
15701 Atlantis Drive, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Beverlie Burke, dated November 21, 2006, and recorded in Liber 26711 at folio 530 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

MARCH 23, 2010
AT 12:15 PM

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

LOT NO. 11, BLOCK P, AS SHOWN ON THE PLAT ENTITLED, PLAT 36 MITCHELLVILLE EAST.

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 \$48,000.00 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

97126 (3-4,3-11,3-18)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

Improved by premises known as
9610 Old Allentown Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Charles Powell and Janice F. Powell, dated August 5, 2006, and recorded in Liber 26838 at folio 579 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 23, 2010
AT 12:30 PM

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

BEGINNING OF THE SAME AT AN IRON PIPE AT THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT; THEME NORTH 84 DEGREES 45' WEST 257.81 FEET TO THE EASTERLY LINE OF SAID ALLENTOWN ROAD (30' ROAD).

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

97130 (3-4,3-11,3-18)

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
8501 Boundary Lane, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Kirk L. Keys aka Kirk Keys, dated May 25, 2007, and recorded in Liber 28241 at folio 364 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

MARCH 23, 2010
AT 12:18 PM

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

LOT NUMBERED THIRTY-SEVEN (37), IN THE SUBDIVISION KNOWN AS "BRANDYWINE HEIGHTS ADDITION".

The property is improved by a dwelling.

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

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

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

97127 (3-4,3-11,3-18)

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
14212 Dormansville Boulevard, Upper Marlboro, Maryland
20774

By virtue of the power and authority contained in a Deed of Trust from Thomas E. Houston Sr. and Deborah R. Houston, dated March 23, 2009, and recorded in Liber 30597 at folio 457 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

MARCH 23, 2010
AT 12:24 PM

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

LOT 7, BLOCK A, AS SHOWN ON THE PLAT ENTITLED "PLAT ONE, LOTS 1 THROUGH 7, 40 THROUGH 45, BLOCK A, PARCEL B, AND PART OF PARCELS A AND D, OAK CREEK CLUB, DEER RUN 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 \$71,000.00 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

97129 (3-4,3-11,3-18)

LEGALS

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

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

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

**WEDNESDAY, MARCH 24, 2010
AT 3:00 P.M.**

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

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

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

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

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

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

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

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

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

97094 (3-4,3-11,3-18)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
7529 Val Lane, Forestville, MD 20747-1891**

By virtue of the power and authority contained in a Deed of Trust from ELAINE ANNETTE MACKALL and ROBERT EUGENE MCCLAIN, dated December 20, 1996 and recorded in Liber 11210 at Folio 288 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 24, 2010
AT 3:15 P.M.**

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

LOT 24, BLOCK B, AS SHOWN ON A PLAT ENTITLED "PLAT FOUR, WINTERGREEN", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, AT PLAT 77, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.
BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 11052, AT FOLIO 79.

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

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the pur-

LEGALS

chaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**

Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

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

97095 (3-4,3-11,3-18)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
12901 Trumbull Drive, Upper Marlboro, MD 20772**

By virtue of the power and authority contained in a Deed of Trust from PAUL D. HORNE, JR., dated April 10, 2006 and recorded in Liber 25159 at Folio 518 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 24, 2010
AT 3:05 P.M.**

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

Lot numbered Thirty-Three (33) in Block numbered Thirty-one (31) in the subdivision known as "Section Four D, Brandywine Country", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WW 77 Plat No. 74. Being in the 5th Election District. Tax Id. No. 1752385. Property address: 12901 Trumbull Drive, Upper Marlboro, MD 20716.

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

TERMS OF SALE: A deposit of \$14,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**

Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

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

97096 (3-4,3-11,3-18)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
2316 Anvil Lane, Temple Hills, MD 20748**

By virtue of the power and authority contained in a Deed of Trust from PATRICIA WALTON, dated January 11, 2007 and recorded in Liber 27305 at Folio 456 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 auction at the entrance in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 24, 2010
AT 3:10 P.M.**

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

Lot numbered one hundred twenty-six (126) in block lettered "A", in the subdivision known as "Section Two", Hillcrest Towne" as per plat

LEGALS

thereof recorded in Plat Book WWW 83, at plat 23, among the Land Records of Prince George's County, Maryland; being the

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

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**

Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

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

97097 (3-4,3-11,3-18)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
1105 Falconett Court, Upper Marlboro, MD 20774-6010**

By virtue of the power and authority contained in a Deed of Trust from SELWYN SARGEANT, dated October 2, 2006 and recorded in Liber 26329 at Folio 396 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 24, 2010
AT 3:20 P.M.**

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

LOT NUMBERED TEN (10), IN BLOCK LETTERED "A", AS SHOWN ON THE RE-RECORDED PLAT ENTITLED, "PLAT 1, GREENWOOD MANOR", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 122, PLAT 27.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**

Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

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

97098 (3-4,3-11,3-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
1306 Jefferson Road, Ft. Washington, MD 20744-2845

By virtue of the power and authority contained in a Deed of Trust from ALPHEUS C. DEMESME, JR. and FAREEDA B. DEMESME, dated July 31, 1992 and recorded in Liber 8410 at Folio 589 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 Courthouse door, at auction at the entrance in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, MARCH 24, 2010
AT 3:25 P.M.

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

Lot numbered Twenty-Four (24), in Block lettered "G" in the subdivision known as "FORT WASHINGTON FOREST", as per plat recorded in Plat Book WWW 25 at Plat 11, among the Land Records of Prince George's County, Maryland; being in the 5th Election District of said County.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.5% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

97099(3-4,3-11,3-18)

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
7003 Shepherd Street, Landover Hills, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn Ricks and Joseph E Ricks, dated May 30, 2006, and recorded in Liber 25267 at folio 607 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

MARCH 23, 2010
AT 12:33 PM

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

LOT NUMBERED FOUR (4) IN BLOCK LETTERED "Y" IN THE SUBDIVISION KNOWN AS "SECTION 6, LANDOVER HILLS".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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 2816 Iverson Street,
Temple Hills, Maryland, Prince George's County, Maryland, 20748.

By virtue of the power and authority contained in the Master Deed recorded October 30, 1972, in Liber 4161 at folio 208, 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, Iverson Square Condominium v. Lorenzo W. Daniels, P.R. of the Estate of Franklin Roosevelt Daniels [a/k/a Roosevelt Daniels], et al. Case No: CAE 09-11406, defendants 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:

MARCH 24, 2010
AT 2:40 P.M.

to be held 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 92 in a plat of condominium entitled "MASTER PLAT 2, IVERSON SQUARE CONDOMINIUM", as per plats and plans thereof recorded in Condominium Plat Book 82 at Plats 82 through 90 among the Land Records of Prince George's County, Maryland, and being part of the land and premises made subject to a Horizontal Property or Condominium Regime by a Master Deed dated October 30th, 1972 and recorded in Liber 4161 at folio 208 among the aforesaid Land Records.

The property has an address of 2816 Iverson Street, Temple Hills, Maryland 20748.

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 any prior deeds 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 Five Thousand and 00/100 Dollars (\$5,000.00), 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 eighteen percent (18%) 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. 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.

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.

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

97115(3-4,3-11,3-18)

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
10-0004	Restoration of the Marlboro Justice Center Garage	EXTENDED TO: 3/12/2010 @ 3:00 P.M.	\$ 55.00
10-0005	Restoration of the County Administration Building Garage, Phase II	EXTENDED TO: 3/18/2010 @ 3:00 P.M.	\$ 55.00
*10-0006	Renovations of the Greenbelt Library	EXTENDED TO: 3/15/2010 @ 3:00 P.M.	\$ 55.00
*C09-076	Dress Uniforms (Fire/EMS Department) "EXTENDED"	Pre-Bid Conference: Occurred Opens: 3/25/2010 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—BY AUTHORITY OF—
JACK B. JOHNSON
County Executive

LEGALS

WSSC Invitation to Register in CBR

The Washington Suburban Sanitary Commission (WSSC) in the next few months will be soliciting separate bids for five construction contracts. In Prince George's County, the projects are located at the Western Branch Wastewater Treatment Plant (WWTP), Piscataway WWTP, and Parkway WWTP. The Montgomery County projects are located at the Seneca WWTP and Damascus WWTP. These Contracts will include civil, mechanical, electrical and structural construction to provide Enhanced Nutrient Removal (ENR) and various other upgrades. The estimated value range of the five ENR Contracts is \$3 to \$63 million.

All prospective Bidders, potential subcontractors and suppliers, and other interested parties are required to register in WSSC's Centralized Bidders Registration database on the web (www.cbr-wssc.com) in order to view and receive complete WSSC solicitations. Interested individuals are also required to obtain WSSC security clearance in order to obtain construction plans. Contact: Ms. Ana Debevoise, WSSC's Acquisition Office, (F)301-206-8290, (P)301-206-8562, (E) adebevo@wsscwater.com.

97114(3-4)

REQUEST FOR BIDS

The City of Glenarden invites competitive bids from interested persons on the following lots, for the purposes of redevelopment or rehabilitation of said lots. All bids are due on or before 60 days from the date of publication of this advertisement.

Lots:
Lots 34 and 35, block lettered K, Plat Book RNR 2 at Plats 20 and 21, Map 052, Grid B4 on Johnson Avenue, consisting of 4,000 square feet, tax account no. 14272-44.

Bids may be delivered between 9:00 a.m. and 5:00 p.m., Monday through Friday at the Glenarden Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706 and must be received on or before 60 days from the date of publication of this advertisement. Further information as is available may be obtained at the City offices, 301-773-2100. Bid award shall be made at the discretion of the Glenarden City Council, based on the public interest.

97117(3-4)

CITY OF GLENARDEN, MARYLAND
Request for Bid Proposals
Auditing Services

The City of Glenarden, Maryland, requests sealed bid proposals from qualified firms of certified public accountants to audit its financial statements for the fiscal year ending June 30, 2010 and the two (2) subsequent fiscal years (a three-year contract), as more fully described in the Bid Documents.

Bid proposals must be submitted on the specified forms, in full compliance with the specific requirements specified in the Bid Documents, in sealed envelopes addressed to the City Manager, City of Glenarden, Maryland, marked **Auditing Services**, and delivered to Beatrice Tignor, City Manager, City of Glenarden, 8600 Glenarden Parkway, Glenarden, Maryland 20706, no later than March 22, 2010 at 11:00 a.m.

Copies of the Bid Documents may be obtained from the City at 8600 Glenarden Parkway, Glenarden, Maryland 20706, Monday-Friday 8:00 a.m. - 5:00 p.m. (telephone 301-773-2100) at no cost.

The City of Glenarden, Maryland is an Equal Opportunity Employer. Discrimination based on age, race, sex, handicap or national origin is expressly prohibited.

The City reserves the right to reject any and all bids based on the best interests of the City. The contact person for this contract is Beatrice Tignor, City Manager, telephone 301-773-2103; FAX 301-773-4388; e-mail: btignor@cityofglenarden.org.

97118(3-4)

ORDER OF PUBLICATION

FRUGAL INVESTORS, LLC
10516 VISTA GARDENS DRIVE
BOWIE, MD 20720

Plaintiff
v.

JADA J. ROBINSON, OWNER
12335 Woodwalk Terrace
Bowie, Maryland 20721-4202

and

WASHINGTON MUTUAL BANK
1400 South Douglas Road, Suite 100
Anaheim, California 92806
Serve on: The Corporation Trust
Incorporated
351 West Camden Street
Baltimore, Maryland
21201

and

JP MORGAN CHASE
35th Floor
270 Park Avenue
New York, NY 10017
Serve on: The Corporation Trust
Incorporated
351 West Camden Street
Baltimore, Maryland
21201

JOHN BURSON, TRUSTEE
13135 Lee Jackson Highway, Suite 201
Fairfax, Virginia 22033

and

PRINCE GEORGE'S COUNTY,
MARYLAND
SERVE: Stephanie P. Anderson,
County Attorney
14741 Governor Oden
Bowie Drive, Room 5121
Upper Marlboro,
Maryland 20772

and

All Persons Having or Claiming to Have any interest in the property known as 12335 Woodwalk Terrace, Bowie Maryland 20721-4202; 3,990,000 Sq. Ft. & Improvements. Woodmore South - Lot 116 Block D, or on the Certificate of Tax Sale.

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 10-04169

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property known as 12335 WOODWALK TERRACE, BOWIE, MARYLAND 20721 in the Prince George's County, the tax sale certificate for which was sold by the Director of Finance for Prince George's County as Collector of Taxes for the Prince George's County and the State of Maryland to the Plaintiff named in the caption above:

DESCRIPTION of the property appears on the Collector's Certificate of Tax Sale as follows:

Property known as 12335 WOODWALK TERRACE, BOWIE, MARYLAND 20721, TAX ACCOUNT NO.: 07 2849222 ON THE TAX ROLL OF THE DIRECTOR OF FINANCE, LOCATED IN QUEEN ANNE, 7TH ELECTRICON DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS: 3,990,000 SQ.FT. & IMPS. WOODMORE SOUTH - LOT 116 BLK D, ASSMT \$372,506 LIB 13578 FL 263 AND ASSESSED TO ROBINSON, JADA J. The Complaint stated among other things, that amounts necessary for redemption have not been paid.

It is thereupon this 23rd day of February, 2010, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the property described above to appear in this Court by the 27th day of April, 2010, and redeem the property described above and answer the Complaint of thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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
97112(3-4,3-11,3-18)

NOTICE

IN THE MATTER OF:
YESSOH FRANCK-OLIVIER
NGUESSAN

FOR THE CHANGE OF
NAME TO:
YESSOH FRANCK-OLIVIER
ASKET-NGUESSAN

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-03722

A Petition has been filed to change the name of YESSOH FRANCK-OLIVIER NGUESSAN to YESSOH FRANCK-OLIVIER ASKET-NGUESSAN.

The latest day by which an objection to the Petition may be filed is March 26, 2010.

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

97136(3-4)

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

LEGALS

NOTICE OF PUBLIC HEARING

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

NOTICE OF PUBLIC HEARING ON THE AMENDMENTS
ADOPTED NEW CARROLLTON TRANSIT DISTRICT
DEVELOPMENT PLAN AND ENDORSED TRANSIT DISTRICT
OVERLAY ZONING MAP AMENDMENT

The Prince George’s County Council, sitting as the District Council for the Maryland-Washington Regional District will hold a public hearing on Council Resolution CR-11-2010 (DR-1), which proposes to amend the Adopted New Carrollton Transit District Development Plan (TDDP) and Endorsed Transit District Overlay Zoning Map Amendment (TDOZMA).

Note: This hearing will only address the amendments to the TDDP and TDOZ-MA presented by the Council in CR-11-2010; this will not be a hearing on the entire plan document.

Tuesday, March 23, 2010
7:00 p.m.

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

The public hearing is a part of a process leading to the approval of an amended Transit District Overlay Zone (TDOZ) and its underlying zones, which will replace existing zones on certain properties within the transit district development plan area. Application of the amended TDOZ and its underlying zones may result in a change(s) to the intensity, land use, or design standards permitted in current zones.

Executive Summary
Proposed Text and Zoning Map Changes
to the Adopted New Carrollton Transit District Development Plan
And Endorsed Transit District Overlay Zoning Map Amendment

Purpose of Proposed Amendments

The proposed text changes contained in the District Council amendments are intended to mandate quality mixed-use development in the vicinity of the New Carrollton Metro station.

Summary Description of Proposed Amendments

The recommended text changes and the new zoning map changes serve to strengthen the development standards in a number of significant ways. The following table outlines these changes and locates the relevant text within the resolution package.

Proposed Change to Adopted Plan	Page/Line Location
Add a new Appendix C. Recommended Bonus Density Program to page vii of the Table of Contents.	Page 3, lines 7 - 8
Update the discussion on state planning legislation to include the 2009 Smart and Sustainable Growth Act.	Page 3, lines 10 to page 5, line 3
Amend the boundaries of the Metro Station Core in Map 7. New Carrollton TDOZ Neighborhoods (page 24)	Page 5, lines 5 - 6
Amend language on page 25 to emphasize plan policies for strengthening and preserving the existing West Lanham Hills and Hanson Oaks neighborhoods.	Page 5, lines 8 - 18
Amend language on page 26 (second paragraph) to include a clarified plan vision for Annapolis Road and a recommendation that shopping center owners along Annapolis Road develop plans for the phased redevelopment of their properties to new mixed-use urban places as the market permits.	Page 5, line 20 to page 6, line 7
Add new language to the second paragraph on page 26 calling for the development of a cultural/ performing arts facility as an optional community amenity in the vicinity of the Metro station.	Page 6, lines 9 - 12
Amend the second paragraph on page 26 to indicate accommodation for the future Purple Line stop at the Metro station’s north entrance and a requirement for DPW&T/ WMATA approval of all recommended street cross sections.	Page 6, lines 14 - 24
Add new language to the second paragraph on page 26 that recommends removal of the IRS pedestrian bridge as new development in the Metro Station Core produces excellent pedestrian and bike access to the Metro station.	Page 6, lines 26 – 29
Amend language on page 30 to require that new or remodeled homes reflect the character of existing neighborhoods and adjacent homes.	Page 7, lines 1 - 4
Amend language on page 31 to emphasize the plan vision of good pedestrian and bike access between ½ and 1 mile from the Metro station.	Page 7, lines 6 - 9
Revise Maps 8 (page 32), 9 (page 36) and 15 (page 60) to remove the visual depiction of a new traffic circle at the intersection of Ellin Road, Harkins Road, and 85th Avenue.	Page 7, lines 11 - 15
Amend paragraph 1 on page 33 to expand and clarify the plan vision of enhanced street connectivity for pedestrian and bicycle access in the Garden City and Annapolis Road neighborhoods.	Page 7, lines 17 - 26
Add a new second paragraph on page 33 recommending that DPW&T consider prohibiting through commercial truck traffic on Finns Lane to improve pedestrian safety and enforce the prohibition through the use of appropriate signage and traffic-calming measures.	Page 7, line 28 to page 8, line 5
Amend the first paragraph on page 35 to emphasize preferential parking for car-sharing vehicles at appropriate locations throughout the TDOZ subject to DPW&T/SHA approval.	Page 8, lines 7 - 11
Amend the last paragraph on page 35 to better integrate shared parking and electronic parking management systems as part of an overall transportation demand management (TDM) strategy for the TDOZ.	Page 8, lines 13 - 30
Add a new paragraph under Parking on page 36 to permit consideration of temporary parking for phased development projects on the condition that such parking is designed to minimize or mitigate negative community and environmental impacts.	Page 9, lines 1 - 6
Amend the first paragraph under Transit on page 37 to clarify the plan vision and policies for the replacement/reconfiguration of dedicated parking for WMATA park-and-ride patrons as new development occurs.	Page 9, line 8 to page 10, line 4
Amend the second paragraph under Transit on page 37 to reflect the state of Maryland’s selection of a Locally Preferred Alternative (LPA) for the planned Purple Line transit service (light rail/streetcar line using MD 410/Veterans Parkway and Ellin Road to an interim terminus at the New Carrollton Metro station).	Page 10, lines 6 - 22

Amend Bullet 3 on page 39 to incorporate the concept of a comprehensive bike parking and service facility at the New Carrollton Metro station similar to a privately owned bike facility opened at the Union Station Metro station in Washington, DC in 2009.

Page 10, line 29 to page 11, line 4

LEGALS

Amend the paragraph under Bullet 1 on page 74 to clarify the exemption from TDDP standards and requirements for existing shopping centers, with the caveat that new development on pad sites with public street frontage must comply with applicable landscaping and streetscape requirements.

Page 11, lines 10 - 24

Amend Bullet 4 on page 74 to exempt overhead power lines (catenaries) for streetcar/ light rail vehicles from the requirement to underground utilities associated with new development.

Page 11, lines 26 - 29

Amend the second paragraph under Phasing and Implementation on page 97 to remove specific reference to any current joint development agreement between WMATA and any developer.

Page 12, lines 1 - 11

Add a footnote to Table 4 on page 110 to indicate the source study used to justify the plan’s recommendation for a new public elementary school.

Page 12, lines 18 - 24

Add language to Bullet 3 on page 107 specifying the Maryland Economic Development Corporation as a potential source of funding and technical assistance for establishing tax increment funding (TIF) districts.

Page 12, lines 26 - 29

Add language to Bullet 9 on page 111 specifying the Maryland Department of Transportation’s Transportation Enhancement Program as an additional source of funding for public transportation infrastructure improvements.

Page 13, lines 1 - 4

Amend the first paragraph on page 113 to specify the composition of the transportation demand management technical advisory committee (TDMTAC).

Page 13, lines 6 - 11

Amend Zoning Change No. 8 by changing the proposed zoning classification for 7701 – 7703 Garrison Road from R-18 to M-X-T.

Page 13, lines 13 - 15

Amend Zoning Change No. 8 by rezoning 14,925 square feet of land in Parcel A from C-S-C to C-O instead of R-18.

Page 13, lines 21 - 23

Amend Zoning Change No. 8 by changing the proposed zoning classification for 5302 West Lanham Drive from R-18 to M-X-T.

Page 13, lines 25 - 27

Amend Zoning Change No. 13 by deleting a portion of Parcel 185 on Ellin Road adjacent to the Amtrak electrical substation from the proposed rezoning to M-X-T (allowing the property to remain in the C-O Zone).

Page 13, lines 29 - 31

Add new language to the discussion under Stable and Affordable Neighborhoods that provides detailed information on federal, state, and local workforce housing initiatives, and recommends the creation of a density bonus program to help generate new workforce housing and commercial space leasing opportunities for local small businesses (see Attachment B to this Resolution of Amendments).

Page 14, line 1 to page 16, line 11

Add a new Bullet 5 under Stable and Affordable Neighborhoods on page 114 to recommend the identification of resources to help rental housing tenants on 85th Avenue organize a tenants association to help preserve or increase workforce/ affordable housing opportunities within the TDOZ.

Page 16, lines 13 - 18

Amend Bullet 2 under Strategies on page 115 to specify the geographic area (Metro Station Core) where the recommended density bonus program is to be applied.

Page 16, lines 20 - 23

Add a new paragraph under Viable and Accessible Economic and Employment Opportunities on page 119 that further details economic revitalization strategies to be applied within the TDOZ, with specific emphasis on assisting small local businesses.

Page 16, line 25 to page 17, line 10

Add a new paragraph under Viable and Accessible Economic and Employment Opportunities on page 119 that acknowledges community concerns about leasing opportunities for local businesses in future commercial space to be developed within the TDOZ and cites the plan recommendation that this issue be addressed, in part, through the density bonus program.

Page 17, lines 12 - 20

Amend the Goal statement on page 119 to specify revitalization of the TDOZ area that includes venture opportunities as well as employment opportunities.

Page 17, lines 22 - 25

Add a third Goal and associated strategies under Viable and Accessible Economic and Employment Opportunities on page 119 that focuses on generating opportunities for small/ local businesses to benefit from new investment in the TDOZ area.

Page 18, lines 1 - 13

Amend the Intent statement for the Metro Core Neighborhood on page 129 to include the provision of workforce housing and small/ local business-oriented commercial space leasing opportunities.

Page 18, lines 20 - 25

Amend Standard 1 under Metro Core Neighborhood on page 129 to include consideration of taller building heights up to 22 stories in return for workforce housing and small/ local business-oriented commercial space leasing opportunities; specifically exclude the properties west of the Amtrak electrical substation on Ellin Road from density bonus consideration.

Page 18, line 27 to page 19, line 3

Amend paragraph 12 on page 130 to encourage, rather than require, Leadership in Energy and Environmental Design (LEED) certification for new development in the Metro Core Neighborhood, and to recommend the integration of LEED design principles into the design and construction process for all new development.

Page 19, lines 5 - 10

Add a new Bullet 7 under Pedestrian/ Bike Accessways Within Public Street Right-of-Way on page 154 to mandate required coordination with the appropriate public works agencies (SHA and DPW&T).

Page 19, lines 12 - 22

Add a new Appendix 3 to the adopted plan that contains a glossary of the new bikeway facility definitions developed by SHA.

Page 19, lines 24 - 27

Amend Standard 1 under Trees and Landscaping to require coordination with, and approval by, DPW&T and/ or SHA for streetscape construction documents that govern the planting of street trees.

Page 20, lines 1 - 6

Add a new Appendix 4. Recommended Bonus Density Program for the New Carrollton TDOZ to the plan (See ATTACHMENT B to CR-11-2010 for the specific text to be included in the new appendix).

Page 20, lines 15 - 18

Amend Zoning Change 9 by changing the proposed zoning classification for the properties located at 7732, 7734, 7738, and 7740 Annapolis Road; and 7730 Finns Lane from C-S-C to M-X-T.

Page 20, lines 20 - 23

Amend Zoning Change 11 by deleting 8308, 8320, 8454 and 8500 Annapolis Road; and 7710 and 7788 Riverdale Road (allowing these properties to retain their existing C-S-C zoning classification.)

Page 20, lines 25 - 29

LEGALS

Amend Zoning Change 3 by rezoning the Metro parking lot property located on Ardmore Road (Garden City Drive) to M-X-T instead of C-O.

Page 21, lines 1 - 3

IMPORTANT NOTICE TO RESIDENTS, BUSINESSES AND PROPERTY OWNERS:

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

PLEASE BE AWARE THAT APPROVAL OF A NEW TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT, CONCURRENT WITH THE TRANSIT DISTRICT DEVELOPMENT PLAN APPROVAL, COULD RESULT IN REZONING OF YOUR PROPERTY THAT COULD THEN AFFECT PROPERTY VALUES AND YOUR TAX LIABILITY.

Copies of the adopted transit district development plan and endorsed transit district overlay zoning map amendment and CR-11-2010 (DR-1), which lists the amendments that are the subject of this public hearing, are available at no cost at the following locations:

New Carrollton Municipal Center
6016 Princess Garden Parkway
New Carrollton, MD 20784-2898
Phone: 301-459-6100

Glenarden Library
8724 Glenarden Parkway
Glenarden, MD 20706
Phone: 301-568-9533

Landover Hills Town Hall
6904 Taylor Street
Landover Hills, MD 20784
Phone: 301-773-6401

The Maryland-National Capital Park and Planning Commission
County Administration Building
14741 Governor Oden Bowie Drive
Planning Information Services, Lower Level
Upper Marlboro, Maryland 20772
Phone: 301-952-3208

New Carrollton Library
7414 Riverdale Road
New Carrollton, MD 20784
Phone: 301-459-6900

Office of the Clerk of the County Council
County Administration Building
14741 Governor Oden Bowie Drive
Room 2198
Upper Marlboro, Maryland 20772
Phone: 301-952-3600

Persons desiring to speak are requested to call 301-952-4584/ TTY 301-952-3796 to register in advance or may register at the hearing. Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Written testimony and/ or exhibits will be accepted in lieu of, or in addition to, oral testimony. The record will be kept open for 2 days (through the close of business on March 25, 2010) for receipt of written comments. To be accepted into the record, written testimony or comments must be original, signed copies. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

For further information, call M-NCPPC Community Planning North Division, William Washburn at 301-952-4225 (e-mail address william.washburn@ppd.mncppc.org). Also, visit our project web page at: www.pgplanning.org/new-carrollton.htm.

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

ATTEST:
Redis C. Floyd
Clerk of the Council

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

ATTEST:
Al Warfield
Acting Secretary-Treasurer
97092

(3-4)

NOTICE

IN THE MATTER OF:
AMEERIBN SIDI ABDULUAH

FOR THE CHANGE OF
NAME TO:
ALEXANDER AMEER WEBB

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-03430**

A Petition has been filed to change the name of AMEERIBN SIDI ABDULUAH to ALEXANDER AMEER WEBB.

The latest day by which an objection to the Petition may be filed is March 26, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George’s County, Maryland
97138 (3-4)

NOTICE

IN THE MATTER OF:
Roy Lee Carter

FOR THE CHANGE OF
NAME TO:
Roy Lee Craig

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-03591**

A Petition has been filed to change the name of Roy Lee Carter to Roy Lee Craig.

The latest day by which an objection to the Petition may be filed is March 26, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George’s County, Maryland
97137 (3-4)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1836 METZEROTT ROAD UNIT #1418
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Adonato Obdulio Flores dated June 28, 2007 and recorded in Liber 29075, Folio 649 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$148,000.00, 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 **MARCH 23, 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 \$15,500.00 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

97174 (3-4,3-11,3-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6109 LAMONT DRIVE
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Rodolfo Machado dated June 8, 2005 and recorded in Liber 22493, Folio 063 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,250.00, and an original interest rate of 6.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 23, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$25,000.00 by 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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Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

13768 CARLENE DRIVE
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Gisela Romero Ramirez and Dolores Romero Ramirez dated December 26, 2006 and recorded in Liber 27366, Folio 620 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$394,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 23, 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 \$45,000.00 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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COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5544 KAREN ELAINE DRIVE, UNIT 1527
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Maria Samson dated March 17, 2006 and recorded in Liber 24663, Folio 90 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$144,000.00, and an original interest rate of 8.750, 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 **MARCH 23, 2010 AT 11:00 AM.**

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Terms of Sale: A deposit of \$15,000.00 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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