

LEGALS

NOTICE OF COMMUNITY FORUM
ON THE
HOUSING AND COMMUNITY DEVELOPMENT
CONSOLIDATED PLAN: FISCAL YEARS 2011-2015
ANNUAL ACTION PLAN: FISCAL YEAR 2011

Date: February 23, 2010, 6:30 p.m. – 9:00 p.m.
Sports and Learning Complex
8001 Sherriff Road, Landover, Maryland

Prince George’s County Department of Housing and Community Development is developing the FY 2011 – 2015 Consolidated Plan and the FY 2011 Annual Action Plan for Housing and Community Development and hereby solicits public comment from residents of the County.

The Consolidated Plan (“The Plan”) is a strategic plan that provides a course of action for building livable communities throughout the County. The Plan describes the County’s goals and objectives to address priority needs related to affordable housing, homelessness, non-homeless special needs populations and community development, which includes economic development, revitalization, community infrastructure, and public services.

The Plan is developed through a collaborative process, in which a community establishes a unified vision for housing and community development actions. It offers local jurisdictions the opportunity to plan strategically with citizen participation in a comprehensive context and reduce duplication of effort at the local level. The Plan is also a prerequisite in order to receive federal funds.

The Annual Action Plan (“AAP”) for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2011 to address priority needs and specific objectives identified in the FY 2011-2015 Consolidated Plan. The AAP also serves as an application for Federal funds: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships (HOME).

The purpose of the Forum is to give citizens an opportunity to address housing and community development needs; the development process for proposed activities, and program performances

DATE: Tuesday, February 23, 2010
SNOW: Monday, March 1, 2010
LOCATION: Sports and Learning Complex
8001 Sherriff Road
Landover, Maryland 20785
TIME: 6:30 p.m. – 9:00 p.m.

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact LeShann Murphy (301) 883-5457 or TTY (301) 883-5428.

Written comments may be sent to the Department of Housing and Community Development at 9400 Peppercorn Place, Suite 100, Largo, Maryland 20774 until March 9, 2010. For more information, please contact Shirley E. Grant, Acting CPD Administrator at (301) 883-5540 or 301-883-5570.

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
James E. Johnson, Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200, Largo, Maryland 20774
Date: February 18, 2010

96973 (2-18)

COUNTY COUNCIL HEARINGS
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
NOTICE OF PUBLIC HEARINGS
NOTICE
OF REVISORY PETITION HEARING

SMA REVISORY PETITION FOR SUBREGION 5 MASTER PLAN
AND SECTIONAL MAP AMENDMENT (CR-61-2009)
JOSE MARARAC AND MCQ AUTO SERVICE CENTER, INC.,
PETITIONERS

Hearing on the above referenced zoning matter is scheduled on:

TUESDAY, MARCH 2, 2010
10:00 A.M.
COUNTY COUNCIL HEARING ROOM – FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772

Notice is hereby given that on Tuesday, March 9, 2010, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Testimony at the hearing will be limited to the facts and evidence contained within the record. Argument will be limited to fifteen (15) minutes for proponents and opponents. There will also be a five (5) minute rebuttal for each side if necessary.

Please note that free parking and shuttle bus service is available at the Prince George’s Equestrian Center parking lots. If you have any questions, please contact the Clerk’s office at (301) 952-3600, TDD-(301) 925-5167.

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

ATTEST:
Redis C. Floyd
Clerk of the Council

96970 (2-18,2-25)

OFFICIAL NOTICE OF RECONVENED MEETING

The Cinnamon Ridge Condominium 2010 Annual Meeting originally called for February 3, 2010, will be reconvened on Wednesday, March 3, 2010 at 7:00 pm at Pines One On-site Office, 10210 Prince Place, Unit T-1, Upper Marlboro. At this March 3, 2010 meeting, the members present in person or by proxy will constitute a quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the additional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Owners of units in Cinnamon Ridge are encouraged to attend this reconvened meeting.

96988 (2-18)

Please Remember
DO NOT DRINK
AND
DRIVE!

LEGALS

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. CAÉ 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 Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of 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 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

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

Plaintiffs

vs.

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)

Stephen C. Hosea, Esquire
McNamee, Hosea, Jernigan, Kim,
Greenan & Lynch
6411 Ivy Lane, Suite 200
Greenbelt, MD 20770
301-441-2420

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMMA G. SMITH

Notice is given that Brent M. Ahalt whose address is 6411 Ivy Lane, Suite 200, Greenbelt, MD 20770, was on February 1, 2010 appointed personal representative of the small estate of Emma G. Smith who died on December 26, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice.

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

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

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

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

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

BRENT M. AHALT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 83678
97003 (2-18)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NEAL OLIVER GRADY

Notice is given that Ronald P. Wilson whose address is 5542 Spruce Street, Philadelphia, PA 19139, was on January 4, 2010 appointed personal representative of the small estate of Neal Oliver Grady, who died on December 14, 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 within 30 days after the date of publication of this Notice.

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

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

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

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

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

RONALD P. WILSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 83505
97005 (2-18)

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 8, 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 # 4496 1998 VOLKSWAGEN CABRIO
VIN # 3VWAB81E2WM804584
STREET TRENZ
21500 B GREAT MILLS ROAD
LEXINGTON PARK

LOT # 4718 1996 HONDA ACCORD
VIN # 1HGCD5657TA286138
TWINBROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE

LOT # 4719 1998 FORD ESCORT
VIN # 1FAFP13P4WW221780
TWINBROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE

LOT # 4720 1998 VOLVO V70
VIN # YV1LW5573W2518142
TWINBROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE LOT# 4720

LOT # 4721 2006 CHRYSLER SEBRING
VIN # 1C3EL46X06N148013
DARCARS IMPORTS
12511 PROSPERITY DR
SILVER SPRING

LOT # 4722 2005 PONTIAC G6
VIN # 1G2ZG528X54174553
IGS AUTOBODY & COLLISION
1230 CRONSON BLVD
CROFTON

LOT # 4622B, 1971 TA CHIAO 45’
HULL # NONE ON BOAT
OFFICIAL # 542216
NAME OF BOAT: GYPSY
TALL TIMBERS MARINA
18521 HERRING CREEK RD
TALL TIMBERS

LOT# 4658B
2005 HUNTER H-216 21 FT BOAT
HIN# HUN22401D505
MD# 7259BU
PORT ANNAPOLIS MARINA
7074 BEMBE BEACH RD
ANNAPOLIS

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

LOT# 4652B
1989 CHRISCRAFT 38 FT BOAT
HIN# CCHHA073H889
MD# 3693E
OFFICIAL # 942620
(THE SNUGGERY)
PORT ANNAPOLIS MARINA
7074 BEMBE BEACH RD
ANNAPOLIS

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

96987 (2-11,2-18)

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 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.

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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SABRINA D. DUNBAR

Notice is given that Ajah Dunbar whose address is 3489 Summit Ct., NE, Washington, DC 20018, was on January 27, 2010 appointed personal representative of the small estate of Sabrina D. Dunbar, who died on August 3, 1997, without a will.

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

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

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

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

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

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

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

AJAH DUNBAR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 83734
97004 (2-18)

Place Your Legal Ads
In the
Prince George’s Post
Newspaper
Call
301-627-0900

LEGALS

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

TUESDAY, MARCH 9, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, March 9, 2010, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-1-2010 (DR-3) - AN ORDINANCE CONCERNING THE URBAN CENTERS AND CORRIDOR NODES DEVELOPMENT AND ZONING CODE OF PRINCE GEORGE’S COUNTY for the purpose of establishing a new Subtitle to the County Code that specifies development review and approval procedures and design regulations to control and ensure future transit-oriented, pedestrian-friendly, mixed-use development in selected Centers and Corridor Nodes within Prince George’s County, Maryland.

CB-2-2010 (DR-2) - AN ORDINANCE CONCERNING URBAN CENTERS AND CORRIDOR NODES DEVELOPMENT CODE OF PRINCE GEORGE’S COUNTY for the purpose of amending the Zoning Ordinance of Prince George’s County, Maryland to incorporate appropriate references, regulations, and procedures pertaining to Subtitle 27A of the Prince George’s County Code, and to delete an obsolete section pertaining to the Interim General Plan Amendment for Growth Policy.

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

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

ATTEST:
Redis C. Floyd
Clerk of the Council

96971 (2-18,2-25)

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
*10-0006	Renovations of Greenbelt Library	Pre-Bid Conference: 2/22/10 @ 10:00 a.m. Opens: 3/8/10 @ 3:00 p.m.	\$ 55.00

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.goprincegeorgescounty.com. 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 accommodation 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

96969 (2-18)

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
7240 G Street, Seat Pleasant, MD 20743-1812, 7240 G Street

By virtue of the power and authority contained in a Deed of Trust from LEROY CLARKE, JR., MICHAEL D. CLARKE, and DETRA M. CLARKE, dated December 3, 1984 and recorded in Liber 6017 at Folio 597 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

TUESDAY, FEBRUARY 23, 2010
AT 12:00 P.M.

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

Lot numbered twenty-one (21) in block lettered "C" in the subdivision known as "PLAT FOUR, HOLLY PARK" as per plat thereof recorded among the land records of Prince George's County, Maryland in plat book W.W.W. 44 at plat no. 11. Being in the 18th Election District.

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

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS and the United States of America

TERMS OF SALE: A deposit of \$6,000.00 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 13.00% 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

LEGALS

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

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

96856 (2-4,2-11,2-18)

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
11008 Gates Drive, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from HOWARD LEE JOHNSON (PERSONAL REPRESENTATIVE, DANIEL E. JOHNSON) dated April 19, 1996 and recorded in Liber 10744 at Folio 669 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 front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, FEBRUARY 23, 2010
AT 12:05 P.M.

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

Beginning for the same at an iron pipe found at the Northwesterly corner of the whole tract of land of which the herein described parcel of land is a part and in the approximate center of an outlet road or right of way leading to Riverview Road, thence running with and along the northerly outline of said whole tract, (1) south 83 degrees 34 minutes East 210.00 feet to an iron pipe found in the northeasterly corner of the aforesaid whole tract; thence running with and along a part of the easterly outline thereof, (2) south 6 degrees 26 minutes West 71.53 feet to a point; thence leaving said easterly outline and running for the division line now being established between the lands herein intended to be conveyed and the land being retained, (3) North 83 degrees 34 minutes West 210.00 feet to a point in the westerly outline of the aforesaid whole tract of which the herein described parcel of land is a part, and in the approximate center of the aforesaid outlet road or right of way, thence running with and along a part of said westerly outline and along said right of way (4) North 6 degrees 26 minutes East 71.53 feet to the point or place of beginning and containing 15,021.3 square feet of land more or less. The above described parcel or lot of land being subject to and together with the use of an adequate right of way, following along the Westerly outline of said Parcel, for the full length thereof, and extending from said Parcel in a Northerly direction, over the route of the farm road as now set down, used and established as an outlet from the properties abutting thereon, to the public road now known as Riverview Road.

BEING also the same lot of ground which by Deed dated January 20, 1995, recorded February 2, 1995, in Liber 10007, folio 278, was granted and conveyed to the within Grantor by Raymond Otis Barrett.

Property address: 11008 Gates Dr., Ft. Washington, MD 20744.

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 7.50% 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

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

96875 (2-4,2-11,2-18)

THE PRINCE GEORGE’S POST
EMAIL: BBOICE@PGPOST.COM
CALL 301-627-0900 FAX 301-627-6260
EDITORIALS AND CALENDAR
EMAIL: PGPOST@GMAIL.COM

LEGALS

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

TUESDAY, MARCH 2, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, March 2, 2010, the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

CR-5-2010 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (AUGUST 2009 AMENDMENT CYCLE) for the purpose of changing the water and sewer category designations of properties within the 2008 Comprehensive Ten Year Water and Sewerage Plan.

Basin and Requested Number	Approximate Location	Zoning Acres	Existing Category
Category Parkway 09/PW-01 Academy Place	A vehicle storage lot facility with future development of two office buildings. 9 F-2, Parcel 39	3.40 C-M R-R	5/4 3

District 1

09/PW-02 Lasership Laurel Property	An office and warehouse building consisting of 16,000 square feet. 9 E-2, Parcel 10	1.27 E-I-A	5 4
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District 1

09/W-02 Harvey Blonder Property	16 townhouse units with a minimum 1,700 square feet of livable space and a minimum sale price of \$250,000; a two-story retail building consisting of 5,580 square feet of floor area with a minimum rental of \$14 per square foot; and, a car wash facility consisting of 5,320 square feet of floor area with a minimum rental of \$15 per square foot. 45 D-4, Parcels 71 & 126	6.40 R-T C-M	5 4
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District 4

09/W-03 Divine Grace Mission World Outreach	A church building consisting of 15,000 square feet of floor area for a congregation of 120. 53 E-2, Lot 2	7.0 R-R	5 4
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District 5

Piscataway 09/P-03 Mierke Property	15 single-family homes with a minimum 2,100 square feet of livable space and a sale price of \$400,000. 132 F-3, Parcel 109	25.43 R-E	5 4
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District 9

Mattawoman 09/M-03 Curtis Farm	9 commercial retail buildings consisting of 375,000 square feet of floor area with a rental range of \$15 - \$25 per square foot. 165 A-1 & A-2, Parcel 2	52.5 C-S-C	5 4
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District 9

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

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

Attest: Redis C. Floyd
Clerk of the Council

96972 (2-18,2-25)

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
7814 Hanover Parkway, T-3, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Elwyn N. Joseph and Pamela L. Joseph aka Pamela L. Best, dated August 22, 2003, and recorded in Liber 17958 at folio 683 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

FEBRUARY 24, 2010
AT 12:06 PM

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

Unit numbered 357 in a Horizontal Property Regime known as “Greenbriar Condominium-Phase II”.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$7,000.00 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 8.99% 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

96859 (2-4,2-11,2-18)

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

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

FEBRUARY 24, 2010
AT 12:03 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

96858 (2-4,2-11,2-18)

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
5503 Karen Elaine Drive, # 1131, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Oladipo Ayodeji, dated April 10, 2006, and recorded in Liber 25157 at folio 701 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

FEBRUARY 19, 2010
AT 12:06 PM

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

UNIT NUMBER 1131 IN FRENCHMANS CREK CONDOMINIUM.

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 8.75% 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

96863 (2-4,2-11,2-18)

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
9907 Jacqueline Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Charletta Thompson and Samuel Thompson, dated June 29, 2005, and recorded in Liber 25057 at folio 400 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

FEBRUARY 19, 2010
AT 12:00 NOON

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

LOT SIXTEEN (16) OF BLOCK T IN SECTION 5 OF "ROSE VALLEY 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 Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.99% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96862 (2-4,2-11,2-18)

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
2208 Herring Creek Drive, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Stedef Johnson and Pamela Hillsman Johnson, dated April 11, 2007, and recorded in Liber 27895 at folio 624 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

FEBRUARY 19, 2010
AT 12:03 PM

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

LOT TWENTY-TWO (22), BLOCK D, GREENS AT PISCATAWAY GLASS-FORD VILLAGE SOUTH.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$55,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96933 (2-4,2-11,2-18)

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
4402 Braeside Court, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Kazeem Oluwafunminiyi Lawal, dated December 20, 2005, and recorded in Liber 24015 at folio 234 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

FEBRUARY 19, 2010
AT 12:09 PM

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

LOT NUMBERED FOUR (4) IN BLOCK "E" PLAT ONE, SECTION ONE, IN THE SUBDIVISION KNOWN AS WHITFIELD 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 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 9.5% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96864 (2-4,2-11,2-18)

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 5, 2010
AT 12:00 NOON

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

96974 (2-18,2-25,3-4)

THE PRINCE GEORGE’S POST

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

LEGALS

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

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
4832 66th Avenue, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Mirian Figueroa, dated July 26, 2006, and recorded in Liber 26065 at folio 350 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

FEBRUARY 19, 2010
AT 12:12 PM

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

LOT NUMBERED TEN (10) IN BLOCK LETTERED "L" IN THE SUBDIVISION KNOWN AS "DEFENSE 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 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 10.1% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN AND LAURA H. G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
96865 (2-4-2-11,2-18)

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
8000 Legation Road, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Jarra Abbagaro, Muleta Z. Abbaga and Abudawod Hussien, dated November 11, 2005, and recorded in Liber 23792 at folio 316 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

FEBRUARY 19, 2010
AT 12:15 PM

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

LOT NUMBERED FOURTEEN (14), IN BLOCK LETTERED "I" IN THE SUBDIVISION KNOWN AS "SECTION TWO, GREENBRIAR".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, STEPHANIE H. HURLEY AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
96866 (2-4-2-11,2-18)

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
6021 67th Place, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Shirley A. Nelson, dated August 31, 2006, and recorded in Liber 27578 at folio 685 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

FEBRUARY 19, 2010
AT 12:18 PM

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

LOT NUMBERED TWELVE (12) IN BLOCK LETTERED "U" IN THE SUBDIVISION KNOWN AS "SECTION 5, EASTPINES".

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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.75% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN AND LAURA H. G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
96867 (2-4-2-11,2-18)

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
11832 Capstan Drive, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Eunice T. Turner and Michael C. Turner, dated May 7, 2007, and recorded in Liber 27966 at folio 559 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

FEBRUARY 19, 2010
AT 12:21 PM

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

LOT NUMBERED 13 IN BLOCK LETTERED "F" IN SUBDIVISION KNOWN AS "MARYVALE".

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 \$97,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.65% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN AND LAURA H. G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
96868 (2-4-2-11,2-18)

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
12108 Guinevere Place, Glenn Dale, Maryland 20769

By virtue of the power and authority contained in a Deed of Trust from Louree S. Robinson and Hayes C. Robinson, III, dated July 5, 2007, and recorded in Liber 28271 at folio 316 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

FEBRUARY 19, 2010
AT 12:24 PM

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

LOT NUMBERED SEVENTEEN (17), IN BLOCK LETTERED "A," IN THE SUBDIVISION KNOWN AS "PLAT THREE, GLENN STATION".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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
96869 (2-4-2-11,2-18)

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
5003 Riverdale Road, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Sarah Swanson Glover, dated April 10, 2008, and recorded in Liber 29708 at folio 397 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

FEBRUARY 19, 2010
AT 12:27 PM

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

LOT NUMBERED TWO (2), IN BLOCK NUMBERED FORTY-NINE (49), IN THE SUBDIVISION KNOWN AS “SECTION TWO (2), RIVERDALE PARK”.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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
96870 (2-4-2-11,2-18)

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

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT
 OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.
 Improved by premises known as
 6121 43rd Street, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from
 Marlene P. Jackson and Theodus F. Jackson, dated September 10, 2008, and
 recorded in Liber 30031 at folio 095 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 12:03 PM

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

THE SOUTHEAST CORNER OF SAID LOT 33.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in
 such other form as the Substitute Trustees may determine, at their sole dis-
 cretion, for \$22,000.00 at the time of sale. If the noteholder and /or servicer
 is the successful bidder, the deposit requirement is waived. Balance of the
 purchase price is to be paid within fifteen (15) days of the final ratification
 of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY,
 Maryland. Interest is to be paid on the unpaid purchase price at the rate of
 8% per annum from date of sale to the date the funds are received in the
 office of the Substitute Trustees, if the property is purchased by an entity
 other than the noteholder and /or servicer. If payment of the balance does
 not occur within fifteen days of ratification, the deposit will be forfeited
 and the property will be resold at the risk and cost of the defaulting pur-
 chaser. 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 purchas-
 er. Condominium fees and /or homeowners association dues, if any, shall
 be assumed by the purchaser from the date of sale. The purchaser shall be
 responsible for the payment of the ground rent escrow, if required. The
 purchaser is responsible for any amount in excess of \$250.00 for outstand-
 ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
 mentary stamps, transfer taxes, and all settlement charges shall be borne by
 the purchaser. If the Substitute Trustees are unable to convey good and
 marketable title, the purchaser's sole remedy in law or equity shall be lim-
 ited to the refund of the deposit to the purchaser. Upon refund of the
 deposit, the sale shall be void and of no effect, and the purchaser shall have
 no further claim against the Substitute Trustees. Purchaser shall be respon-
 sible for obtaining physical possession of the property. Purchaser agrees to
 pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
 review of settlement documents. The purchaser at the foreclosure sale shall
 assume the risk of loss for the property immediately after the sale.

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

96975 (2-18,2-25,3-4)

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 SUB-
 DIVISION 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 dis-
 cretion, 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 pur-
 chaser. 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 purchas-
 er. Condominium fees and /or homeowners association dues, if any, shall
 be assumed by the purchaser from the date of sale. The purchaser shall be
 responsible for the payment of the ground rent escrow, if required. The
 purchaser is responsible for any amount in excess of \$250.00 for outstand-
 ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
 mentary stamps, transfer taxes, and all settlement charges shall be borne by
 the purchaser. If the Substitute Trustees are unable to convey good and
 marketable title, the purchaser's sole remedy in law or equity shall be lim-
 ited to the refund of the deposit to the purchaser. Upon refund of the
 deposit, the sale shall be void and of no effect, and the purchaser shall have
 no further claim against the Substitute Trustees. Purchaser shall be respon-
 sible for obtaining physical possession of the property. Purchaser agrees to
 pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
 review of settlement documents. The purchaser at the foreclosure sale shall
 assume the risk of loss for the property immediately after the sale.

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 12911 Paca Drive, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from
 Juan A Ventura Ferman, dated August 10, 2006, and recorded in Liber 25976
 at folio 021 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 12:06 PM

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

LOT NUMBERED ONE (1) IN BLOCK LETTERED "CC" IN A SUBDIVI-
 SION KNOWN AS "SECTION FOUR, CALVERTON".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in
 such other form as the Substitute Trustees may determine, at their sole dis-
 cretion, for \$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 pur-
 chaser. 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 purchas-
 er. Condominium fees and /or homeowners association dues, if any, shall
 be assumed by the purchaser from the date of sale. The purchaser shall be
 responsible for the payment of the ground rent escrow, if required. The
 purchaser is responsible for any amount in excess of \$250.00 for outstand-
 ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
 mentary stamps, transfer taxes, and all settlement charges shall be borne by
 the purchaser. If the Substitute Trustees are unable to convey good and
 marketable title, the purchaser's sole remedy in law or equity shall be lim-
 ited to the refund of the deposit to the purchaser. Upon refund of the
 deposit, the sale shall be void and of no effect, and the purchaser shall have
 no further claim against the Substitute Trustees. Purchaser shall be respon-
 sible for obtaining physical possession of the property. Purchaser agrees to
 pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
 review of settlement documents. The purchaser at the foreclosure sale shall
 assume the risk of loss for the property immediately after the sale.

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

96976 (2-18,2-25,3-4)

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 ELEC-
 TION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND, DESIG-
 NATED 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 dis-
 cretion, 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 pur-
 chaser. 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 purchas-
 er. Condominium fees and /or homeowners association dues, if any, shall
 be assumed by the purchaser from the date of sale. The purchaser shall be
 responsible for the payment of the ground rent escrow, if required. The
 purchaser is responsible for any amount in excess of \$250.00 for outstand-
 ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
 mentary stamps, transfer taxes, and all settlement charges shall be borne by
 the purchaser. If the Substitute Trustees are unable to convey good and
 marketable title, the purchaser's sole remedy in law or equity shall be lim-
 ited to the refund of the deposit to the purchaser. Upon refund of the
 deposit, the sale shall be void and of no effect, and the purchaser shall have
 no further claim against the Substitute Trustees. Purchaser shall be respon-
 sible for obtaining physical possession of the property. Purchaser agrees to
 pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
 review of settlement documents. The purchaser at the foreclosure sale shall
 assume the risk of loss for the property immediately after the sale.

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

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
 3801 Ducksfoot Terrace, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from
 Kadija Y Sesay and Mohamed A Sesay, dated January 25, 2007, and record-
 ed in Liber 27378 at folio 331 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 12:09 PM

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

LOT 44, BLOCK A, AS SHOWN ON A PLAT ENTITLED "PLAT 3 LOTS 35
 THRU 45, BLOCK 'A' PARCEL 17 BLOCK 'B', LOTS 10-16 & 18, BLOCK 'B'
 COLLINGBROOK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in
 such other form as the Substitute Trustees may determine, at their sole dis-
 cretion, for \$83,000.00 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 pur-
 chaser. 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 purchas-
 er. Condominium fees and /or homeowners association dues, if any, shall
 be assumed by the purchaser from the date of sale. The purchaser shall be
 responsible for the payment of the ground rent escrow, if required. The
 purchaser is responsible for any amount in excess of \$250.00 for outstand-
 ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
 mentary stamps, transfer taxes, and all settlement charges shall be borne by
 the purchaser. If the Substitute Trustees are unable to convey good and
 marketable title, the purchaser's sole remedy in law or equity shall be lim-
 ited to the refund of the deposit to the purchaser. Upon refund of the
 deposit, the sale shall be void and of no effect, and the purchaser shall have
 no further claim against the Substitute Trustees. Purchaser shall be respon-
 sible for obtaining physical possession of the property. Purchaser agrees to
 pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
 review of settlement documents. The purchaser at the foreclosure sale shall
 assume the risk of loss for the property immediately after the sale.

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

96977 (2-18,2-25,3-4)

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
 7019 Marbury Court, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from
 Basirat Shonekan-Umaru, dated April 11, 2005, and recorded in Liber 22059
 at folio 612 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 12:00 NOON

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

LOT NUMBERED SIXTY-FIVE (65) IN THE SUBDIVISION KNOWN AS
 "PLAT TWO, MARBURY 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 dis-
 cretion, for \$16,000.00 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 pur-
 chaser. 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 purchas-
 er. Condominium fees and /or homeowners association dues, if any, shall
 be assumed by the purchaser from the date of sale. The purchaser shall be
 responsible for the payment of the ground rent escrow, if required. The
 purchaser is responsible for any amount in excess of \$250.00 for outstand-
 ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
 mentary stamps, transfer taxes, and all settlement charges shall be borne by
 the purchaser. If the Substitute Trustees are unable to convey good and
 marketable title, the purchaser's sole remedy in law or equity shall be lim-
 ited to the refund of the deposit to the purchaser. Upon refund of the
 deposit, the sale shall be void and of no effect, and the purchaser shall have
 no further claim against the Substitute Trustees. Purchaser shall be respon-
 sible for obtaining physical possession of the property. Purchaser agrees to
 pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
 review of settlement documents. The purchaser at the foreclosure sale shall
 assume the risk of loss for the property immediately after the sale.

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

96979 (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
3712 Walters Lane, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Maxine B. Chandler and Houston G. Chandler, dated January 5, 2007, and recorded in Liber 27390 at folio 664 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

FEBRUARY 19, 2010
AT 12:30 PM

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

LOT NUMBERED FORTY-ONE (41), IN BLOCK LETTERED "G" IN THE SUBDIVISION KNOWN AS "SECTION 3, EVANSTONE".

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 \$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 8.6% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96871 (2-4,2-11,2-18)

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
11820 Capstan Drive, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Everett W. Sharpe and Stacey Harkins, dated December 22, 2006, and recorded in Liber 26803 at folio 403 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

FEBRUARY 19, 2010
AT 12:39 PM

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

LOT 7, BLOCK F, IN THE SUBDIVISION KNOWN AS "MARYVALE" AS PER PLAT THEREOF RECORDED 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 Substitute Trustees may determine, at their sole discretion, for \$56,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96874 (2-4,2-11,2-18)

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
7200 Quisinberry Way, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Varick I.A. Baiyina and Alyssa R. Baiyina, dated October 26, 2006, and recorded in Liber 26662 at folio 675 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

FEBRUARY 19, 2010
AT 12:33 PM

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

LOT NUMBERED 3 IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "PLAT ONE WINCHESTER'S ADDITION TO HILLMEADE STATE".

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 \$53,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.25% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96872 (2-4,2-11,2-18)

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
142 College Station Drive, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Winneth R Lynch, dated March 25, 2008, and recorded in Liber 29703 at folio 126 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

FEBRUARY 19, 2010
AT 12:42 PM

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

LOT NUMBERED 39 IN THE SUBDIVISION KNOWN AS "PLAT ONE, COLLEGE STATION".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96860 (2-4,2-11,2-18)

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
8518 Colonel Seward Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Carlton C. Carter, dated April 18, 2006, and recorded in Liber 26319 at folio 473 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

FEBRUARY 19, 2010
AT 12:36 PM

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

LOT 4, BLOCK C, AS SHOWN ON A PLAT ENTITLED "PLAT TWO, POTOMAC RIDGE".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$54,000.00 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 8.625% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96873 (2-4,2-11,2-18)

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)

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LEGALS

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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
7912 Prince Georges Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Israel A. Fuentes, dated July 25, 2006, and recorded in Liber 25976 at folio 308 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 2, 2010
AT 12:00 NOON

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

LOT NUMBERED 13, IN A SUBDIVISION KNOWN AS "SOUTHERN PINES, SECTION 1".

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 \$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 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

96935 (2-11,2-18,2-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

4706 MANN STREET
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Chuck C. Ugoji dated February 28, 2007 and recorded in Liber 27364, Folio 324 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$267,750.00, and an original interest rate of 7.305, 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 2, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$29,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

96968 (2-11,2-18,2-25)

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
16405 Village Drive, West, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Rose Knox Alexander and Deryck C. Alexander, dated May 18, 2006, and recorded in Liber 27025 at folio 229 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 2, 2010
AT 12:03 PM

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

BEING KNOWN AND DESIGNATED AS LOT 22, BLOCK 11 AS SHOWN ON THE PLAT ENTITLED, "PLAT #2, BLOCK 10 AND 11, SECTION ONE MARLBORO MEADOWS".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96936 (2-11,2-18,2-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7014 EAST FOREST ROAD
HYATTSVILLE/LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Melissa R. Richardson and Erica A. Richardson dated March 23, 2007 and recorded in Liber 27834, Folio 271 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,536.00, 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 2, 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 \$20,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

96953 (2-11,2-18,2-25)

LEGALS

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 proceedings, 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 newspaper 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

IN THE MATTER OF:
DAWSON, JORDYN ELIZABETH

FOR THE CHANGE OF
NAME TO:
FISHER, JORDYN ELIZABETH

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 08-10579

A Petition has been filed to change the name of Dawson, Jordyn Elizabeth (minor) to Fisher, Jordyn Elizabeth.

The latest day by which an objection to the Petition may be filed is March 13, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97012 (2-18)

NOTICE

IN THE MATTER OF:
VILLALTA, HERBERTH
EMMANUEL MARQUEZ

FOR THE CHANGE OF
NAME TO:
MARQUEZ, HERBERTH
EMMANUEL

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-03428

A Petition has been filed to change the name of Villalta, Herberth Emmanuel Marquez (minor) to Marquez, Herberth Emmanuel.

The latest day by which an objection to the Petition may be filed is March 13, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97019 (2-18)

NOTICE

IN THE MATTER OF:
BINTU KAMARA

FOR THE CHANGE OF
NAME TO:
BINTA WURIE JALLOH

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-03275

A Petition has been filed to change the name of Bintu Kamara to Binta Wurie Jalloh.

The latest day by which an objection to the Petition may be filed is March 13, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97017 (2-18)

NOTICE

IN THE MATTER OF:
RODNEY DOMINIC HOBSON

FOR THE CHANGE OF
NAME TO:
NICO HOBSON

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-02745

A Petition has been filed to change the name of Rodney Dominic Hobson to Nico Hobson.

The latest day by which an objection to the Petition may be filed is March 13, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97015 (2-18)

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 successive 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)

NOTICE

IN THE MATTER OF:
CHRISTINE CAMIELE NEWTON

FOR THE CHANGE OF
NAME TO:
CHRISTINE CAMIELE HUNT

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-01870

A Petition has been filed to change the name of Christine Camiele Newton to Christine Camiele Hunt.

The latest day by which an objection to the Petition may be filed is March 13, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97013 (2-18)

NOTICE

IN THE MATTER OF:
SANGRAMJIT SINGH

FOR THE CHANGE OF
NAME TO:
SANGRAM S VIRK

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-03277

A Petition has been filed to change the name of Sangramjit Singh to Sangram S Virk.

The latest day by which an objection to the Petition may be filed is March 13, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97018 (2-18)

NOTICE

IN THE MATTER OF:
RICHARD CHARLES TYLER

FOR THE CHANGE OF
NAME TO:
RICHARD WILTON TYLER

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-02846

A Petition has been filed to change the name of Richard Charles Tyler to Richard Wilton Tyler.

The latest day by which an objection to the Petition may be filed is March 13, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97016 (2-18)

NOTICE

IN THE MATTER OF:
SMITH, CARLTON DAVID

FOR THE CHANGE OF
NAME TO:
BUTLER, CARLTON DAVID

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-02678

A Petition has been filed to change the name of Smith, Carlton David (minor) to Butler, Carlton David.

The latest day by which an objection to the Petition may be filed is March 13, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
97014 (2-18)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TONNETTE SHERON LAWSON

Notice is given that Margaret Hill, whose address is 800 Southern Ave., Washington, DC 20032 was on January 25, 2010 appointed personal representative of the estate of Tonnette Sheron Lawon, who died on December 5, 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 25th day of July, 2010.

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

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

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

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

MARGARET HILL
Personal Representative

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

Estate No. 83491
96894 (2-4-2-11,2-18)

ORDER OF PUBLICATION

2007 PG, LLC
vs.
Plaintiff

GINA PLAZA, LLC;
ANDREW R. POLOTT, TRUSTEE;
RICHARD C. STERRN, TRUSTEE;
GERALD KUNES;
GERALDINE KUNES;
ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN PROPERTY KNOWN AS 608 WASHINGTON BOULEVARD AND MORE PARTICULARLY DESCRIBED AS TALBOTT ESTATES C 100 FT OF LOT 19 EQ .50 AC, ACCOUNT NO. 1085042, DISTRICT 10;
PRINCE GEORGE'S COUNTY; and
THE STATE OF MARYLAND,
COMPTROLLER OF MARYLAND
Defendants

In the Circuit Court for
Prince George's County,
Maryland
CAE 10-01022

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

608 Washington Boulevard, and more particularly described as Talbott Estates C 100 FT OF LOT 19 EQ .50 AC, Account No. 1085042, District 10.

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

It is thereupon this 2nd 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 once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 6th day of April, 2010, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96853 (2-4-2-11,2-18)

ORDER OF PUBLICATION

2007 PG, LLC
vs.
Plaintiff

GINA PLAZA, LLC;
ANDREW R. POLOTT, TRUSTEE;
RICHARD C. STERRN, TRUSTEE;
GERALD KUNES;
GERALDINE KUNES;
ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN PROPERTY KNOWN AS 608 WASHINGTON BOULEVARD AND MORE PARTICULARLY DESCRIBED AS TALBOTT ESTATES C 100 FT OF LOT 19 EQ .50 AC, ACCOUNT NO. 1085042, DISTRICT 10;
PRINCE GEORGE'S COUNTY; and
THE STATE OF MARYLAND,
COMPTROLLER OF MARYLAND
Defendants

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

CAE 09-01075

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

608 Washington Boulevard, and more particularly described as Talbott Estates C 100 FT OF LOT 19 EQ .50 AC, Account No. 1085042, District 10.

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

It is thereupon this 2nd 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 once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 6th day of April, 2010, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96855 (2-4-2-11,2-18)

Benjamin J. Woolery, Esquire
5303 W. Court Dr., P.O. Box 358
Upper Marloro, MD 20773
301-627-5222

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT ANDRE GRENIER

Notice is given that Yvonne Andrea Guard, whose address is 10501 Windsor Knoll Drive, Upper Marlboro, Maryland 20772 was on January 21, 2010 appointed personal representative of the estate of Robert Andre Grenier who died on September 16, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of July, 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.

YVONNE ANDREA GUARD
Personal Representative

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

Estate No. 83660
96897 (2-4-2-11,2-18)

Lindsey W. Duvall
2411 Crofton Lane, Suite 11A
Crofton, MD 21114

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY TYLER BROWNE

Notice is given that (S) Lauren Pruitt, whose address is 10707 Meynell Drive, Cheltenham, MD 20623 was on October 19, 2009 appointed personal representative of the estate of Mary Tyler Browne, who died on July 23, 2007 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 19th day of April, 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.

sion provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

(S) LAUREN PRUITT
Personal Representative

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

Estate No. 76861
96890 (2-4-2-11,2-18)

NOTICE

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

Substitute Trustees
vs.
SHEILA JONES
2200 Oak Glen Way
District Heights, MD 20747

Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-19578

Notice is hereby given this 2nd 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 2200 Oak Glen Way, District Heights, MD 20747, 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 2nd 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 2nd day of March, 2010, next.

The Report of Sale states the amount of sale to be Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00).

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

True Copy—Test:
Peggy Magee, Clerk
96880 (2-4-2-11,2-18)

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 1, 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 # 4374 1998 VOLKSWAGEN BEETLE
VIN # 3VWBF61C9WM016588
SHAVERD'S FOREIGN CARS
184 MOUNTAIN ROAD
PASADENA

LOT # 4499 1999 FORD TRUCK
F150 PICKUP-V8
VIN # 1FTRX18L0XNA22066
RC SERVICE CENTER
1424 CLAYTON ST
PERRYVILLE

LOT # 4710 2001 CHEVROLET TRUCK BLAZER-V6
VIN # 1GNDT13W212102783
RC SERVICE CENTER
1424 CLAYTON ST
PERRYVILLE

LOT # 4711 1955 STUDEBAKER COMANDER
VIN # 8396282
RC SERVICE CENTER
1424 CLAYTON ST
PERRYVILLE

LOT # 4712 1996 FORD TRUCK EXPLORER-V6
VIN # 1FMCU22X7TUA77822
HARBOLD MOTOR CO
9 BLYTHE DALE ROAD
PERRYVILLE

LOT # 4713 1997 CHEVROLET CAMARO-V8
VIN # 2G1FF22P7V2144736
HARBOLD MOTOR CO
9 BLYTHE DALE ROAD
PERRYVILLE

LOT # 4714 2004 CHEVROLET TRUCK SILVERADO
VIN # 1GCEC14X14Z1110325
AAMCO OF FREDERICK
5870 URBANA PIKE
FREDERICK

LOT # 4715 1999 TOYOTA CAMRY
VIN # 4T1BG22K9XU431255
CHIP'S REPAIR & TOWING
7750 SHOCKLEY RD
SNOW HILL

LOT # 4716 2000 PONTIAC GRAND AM GT-V6
VIN # 1G2NV52E3YM720866
CHIP'S REPAIR & TOWING
7750 SHOCKLEY RD
SNOW HILL

LOT # 4717 1997 PLYMOUTH GRAND VOYAGER-V6
VIN # 1P4GP44R8VB290246
A & L SERVICE CENTER
519 BURTON STREET
SALISBURY

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

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

96943 (2-11,2-18)

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

In the Matter of:
SHANTE'E ANTONETT WOODLAND, Minor

Guardianship No. GD-09974

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Shante'e Antonett Woodland an infant female born on December 23, 1993 at Prince George's Hospital, Cheverly, MD to Evelyn Robinson (deceased) and John Woodland, having been filed, it is this 29th day of January, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, John Woodland, 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 unknown. Respondent, John Woodland, is hereby notified to show cause on or before the 29th day of March, 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

96900 (2-4-2-11,2-18)

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

In the Matter of:
JOSHUA EMANUEL, Minor

Guardianship No. GD-9972

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Joshua Emanuel Turner an infant male born on May 26, 2005 at Greater Southeast Hospital, Washington, DC to Patrice Turner and Father Unknown, having been filed, it is this 29th day of January, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Father Unknown, 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 unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 29th day of March, 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

96899 (2-4-2-11,2-18)

NOTICE

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

vs.

Ricky A. Davie
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-30827

Notice is hereby given this 5th 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 8th 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 8th day of March, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$301,500.00. The property sold herein is known as 2303 Maple Cross Street, Accokeek, MD 20607.

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

True Copy—Test:
Peggy Magee, Clerk
96947 (2-11,2-18,2-25)

NOTICE

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

v.

Earle Washington, et al.
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-15507

Notice is hereby given this 29th day of January, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of 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 1st day of March, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$126,000.00. The property sold herein is known as 7707 Temple Hill Road, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk
96851 (2-4-2-11,2-18)

NOTICE

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

v.

William H. Vines, et al.
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 07-16422

Notice is hereby given this 29th day of January, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of 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 1st day of March, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$245,500.00. The property sold herein is known as 5510 Chesterfield Drive, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk
96852 (2-4-2-11,2-18)

NOTICE

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

vs.

Colin Moncrieff-Yeates
Defendant

In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 09-31862

ORDERED, this 29th day of January, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15013 Schall Rd., Accokeek, Maryland 20607 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 1st 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 1st day of March, 2010, next.

The report states the amount of sale to be \$32,500.00.

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

True Copy—Test:
Peggy Magee, Clerk
96850 (2-4-2-11,2-18)

NOTICE

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

vs.

Jaime Bonilla
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-32420

Notice is hereby given this 5th 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 8th 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 8th day of March, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$37,350.00. The property sold herein is known as 7401 18th Avenue, Unit 207, Hyattsville, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk
96946 (2-11,2-18,2-25)

NOTICE

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

v.

Foster Anderson, et al.
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-27427

Notice is hereby given this 5th 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 8th 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 8th day of March, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$177,300.00. The property sold herein is known as 16306 Alderwood Lane, Bowie, MD 20716.

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

True Copy—Test:
Peggy Magee, Clerk
96944 (2-11,2-18,2-25)

NOTICE

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

v.

Walter A. Castro, et al.
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-19486

Notice is hereby given this 5th 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 8th 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 8th day of March, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$130,950.00. The property sold herein is known as 4112 Beall Street, Hyattsville, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk
96945 (2-11,2-18,2-25)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

12102 AMBLEWOOD DRIVE
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Edward O. Goodwill and Binty Goodwill dated May 3, 2006 and recorded in Liber 27035, Folio 529 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$391,500.00, and an original interest rate of 7.100, 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 **FEBRUARY 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 \$45,500.00 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

96929 (2-4,2-11,2-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

13120 CROOM ROAD
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Gregory Hampton dated May 1, 2007 and recorded in Liber 27797, Folio 166, and modified by loan modification agreement date July 31, 2008 in Liber 30195, Folio 594 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$730,000.00, and an original interest rate of 24.00, 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 **FEBRUARY 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 \$100,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

96905 (2-4,2-11,2-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

12600 STURDEE DRIVE
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Michael Arnett dated January 16, 2007 and recorded in Liber 27268, Folio 160 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,500.00, and an original interest rate of 5.999, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 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 \$24,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

96930 (2-4,2-11,2-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

11228 CHERRY HILL ROAD UNIT #T2
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Terry L. White, Sr. and Tre Alexander Bell, Inc. dated January 9, 2007 and recorded in Liber 26856, Folio 771 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$207,000.00, and an original interest rate of 7.600, 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 2, 2010 AT 11:00 AM.**

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

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

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

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

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

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

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

96939 (2-11,2-18,2-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

56 JOYCETON WAY
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Charles U. Agbaza dated May 1, 2006 and recorded in Liber 25088, Folio 713 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original interest rate of 8.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 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 full 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 \$28,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204
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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

7507 RIVERDALE ROAD, UNIT #2059
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Michelle J. Myles dated November 26, 2007 and recorded in Liber 29035, Folio 098 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$115,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 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 \$11,000.00 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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