

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
10107 Milwaukee Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Phyllis N Balthorp aka Phyllis N Balthrop and Marcus Q Balthorp aka Marcus Q Balthrop, dated November 13, 2006, and recorded in Liber 27138 at folio 325 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 5, 2010
AT 12:12 PM

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

LOT NUMBERED TWENTY-SEVEN (27) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT TWO, PRESIDENTIAL HEIGHTS".

The property is improved by a dwelling.

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

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

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

96610 (1-21,1-28,2-4)

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
10922 Pleasant Acres Drive, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Allonde Georges, dated November 23, 2005, and recorded in Liber 27541 at folio 342 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 5, 2010
AT 12:15 PM

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

LOT 1, BLOCK B, IN THE SUBDIVISION KNOWN AS "PLEASANT KNOLL".

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 \$43,000.00 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 MICHELLE M. LATTA
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

96611 (1-21,1-28,2-4)

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
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
5512 Arapahoe Drive, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Jose A. Segovia-Solis, dated April 30, 2007, and recorded in Liber 28005 at folio 304 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

FEBRUARY 5, 2010
AT 12:03 PM

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

BEGINNING FOR THE SAME AT A POINT ON THE EASTERLY LINE OF THE INDIAN HEAD NAVAL ACCESS ROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 5, BLOCK W AS SHOWN BY PLAT OF SECTION 5, FOREST HEIGHTS SUBDIVISION.

The property is improved by a dwelling.

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

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

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

96685 (1-21,1-28,2-4)

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
2208 Herring Creek Drive, Accokeek, Maryland 20607

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

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)

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 Dr, 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

FEBRUARY 5, 2010
AT 12:00 NOON

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

96684 (1-21,1-28,2-4)

The Prince George’s
Post Newspaper

Call (301)627-0900 Fax (301)627-6260

LEGALS

January 27, 2010

NOTICE TO CONTRACTORS

****MANDATORY:** In accordance with American Reinvestment and Recovery Act of 2009 (Recovery Act) and section1605 of such law contains provisions commonly know as “Buy American.” All iron, steel, and manufactured goods used in this project must be produced in the United States.

Request to Bid No.: No. HAD 2009-S03 Stormwater and Site Run-Off Correction Water Penetration in Crawl Space at 1100 Owens Road, Oxon Hill, Maryland

NON-REFUNDABLE SPEC. FEE \$ 35.00

SPECIFICATIONS AVAILABLE: February 8, 2010

- PRE-BID CONFERENCE: TO BE HELD: February 12, 2010 @ 10:00 A.M., 1100 Owens Road, Oxon Hill, Maryland 20745
- BID PRICE RESPONSE DUE DATE: February 16, 2010 @ 3:00 P.M.
- CONTRACT SPECIALIST: Elaine M. Watson (301) 883-5487

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Housing Authority of Prince George’s County, Maryland 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774 during the hours 8:30 a.m. – 4: 30 p.m. ONLY. ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to the Housing Authority of Prince George’s County.

Contractors desiring more than three (3) copies, please call in advance to order the desired number. Contractors interested in submitting a bid on the project listed above should direct inquire to the attention of Elaine M. Watson (301) 883-5488. Bids shall be received at the Housing Authority of Prince George’s County, Maryland, 9400 Peppercorn Place, Suite 200 , Largo, Maryland 20774 marked to the attention of Elaine M. Watson.

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Low – Income Urban Development Act of 1968, as amended, 12 U. S.C. 1701u (Section 3). It is the responsibility of firms submitting proposals to familiarize themselves with the requirements of this regulation and address it in their response.

The work includes but is not limited to all work necessary for the following Storm water and site run-off correction in the front and backside of the building to stop water leakages into crawl spaces as listed in the related section.

Bidders may review the specifications, and other contractual documents at 9400 Peppercorn Place, Suite 200, Largo, Maryland on or after February 8, 2010.

96934 (2-4)

NOTICE TO CONTRACTORS

***ATTENTION:** In accordance to the provisions of the Prince George’s County Minority Business Enterprise Law (CB1-1992), Division 6, Sub-Division 1, and Section 10A-136 (i), this solicitation is reserved for participation by Certified Minority Business Enterprises only.

The Prince George’s County, Maryland, Office of Central Services is requesting bids on the following project:

Bid No.: *10-0006 Project No.: OCS *10-0006 Renovations of Greenbelt Library

ARCHITECT/ENGINEER: Gant Brunnett Architects

NON-REFUNDABLE SPEC. FEES: \$ 55.00

DRAWING/SPECIFICATIONS AVAILABLE: February 4, 2010 at 2:00 p.m.

***PRE-BID CONFERENCE:** February 16, 2010 at 11:00 am. at Greenbelt Library

***BID PRICE RESPONSE DUE DATE:** March 1, 2010 at 3:00 p.m.

PROJECT MANAGER: Rowland Buraimoh Phone: 301-817-4360

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Office of Central Services/Contract Administration and Procurement Division, 1400 McCormick Drive, Suite 200, Largo, Maryland 20774 during the hours of 8:00 a.m. - 5:00 p.m. EST. **ONLY.** ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to Prince George’s County. **Contractors desiring more than three (3) copies, please call in advance to order the desired number of copies.**

Interested Bidders may review the plans, specifications, and other contractual documents at the address listed above on or after February 4, 2010.

Contractors interested in submitting a bid on the project listed above should direct inquires to Alicia Proctor. Bids shall be received at the Office of Central Services/Contract Administration and Procurement Division on the date and time shown. For further information, contact Alicia Proctor, Buyer at (301) 883-6448 or 883-6400 or via e-mail at amproctor@co.pg.md.us.

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

96884 (2-4)

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
S09-062	Claims Administration Services “EXTENDED”	Pre-Bid Conference: Occurred Opens: 2/23/10 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
JACK B. JOHNSON
County Executive

96885 (2-4)

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-3-2010 (SUBDIVISION BILL) – AN ACT CONCERNING SUB-DIVISION IN URBAN CENTERS AND CORRIDOR NODES DEVELOPMENT CODE OF PRINCE GEORGE’S COUNTY for the purpose of amending the Subdivision 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.

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

96879 (2-4)

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 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)

THE PRINCE GEORGE’S

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Call Today!

LEGALS

COUNTY EXECUTIVE HEARING

The County Executive
of
Prince George’s County, Maryland
NOTICE OF PUBLIC HEARING
ON
PROPOSED FISCAL YEAR 2011 BUDGET

The County Executive of Prince George’s County, Maryland hereby gives notice of his intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The public hearing on this proposal will be held on:

TUESDAY, FEBRUARY 11, 2010
7:00 P.M.

PRINCE GEORGE’S COMMUNITY COLLEGE
RENNIE FORUM
301 LARGO ROAD
LARGO, MARYLAND 20774-2199

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making “reasonable accommodations” to promote and encourage your participation.

Persons wishing to testify are requested to telephone the County Government (Telephone 301-952-3969, TTY 301-925-5167) from 8:30 A.M. to 4:00 P.M., Monday through Friday for placement on the advance speakers list. Time limitations of three minutes for all speakers will be imposed. There may be only one speaker per organization. Written testimony will be accepted in lieu of, or in addition to, oral comments.

BY ORDER OF THE PRINCE GEORGE’S COUNTY EXECUTIVE
JACK B. JOHNSON
County Executive

96790 (1-28,2-4)

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)

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)

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
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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JENNY SANG HAN
AKA: SANG YOUNG HAN

Notice is given that Victor Han whose address is 21777 Ladyslipper Square, Ashburn, VA 20147, was on January 26, 2010 appointed personal representative of the small estate of Jenny Sang Han, who died on August 8, 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.

VICTOR HAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 83634
96891 (2-4)

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 Tonnnette 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)

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.

(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)

Benjamin J. Woolery, Esquire
5303 W. Court Dr., P.O. Box 358
Upper Marlboro, 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)

THE PRINCE GEORGE'S POST

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BBOICE@PGPOST.COM

CALL 301-627-0900

FAX 301-627-6260

EDITORIALS AND CALENDAR

EMAIL:

PGPOST@GMAIL.COM

LEGALS

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

TRUSTEES' SALE

Case No. CAE 09-22504

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

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Bridgette Cline to S. Lynne Pulford and Jacqueline F. Reams, dated the 27th of April, 2007, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 27847, at Folio 150, docketed for foreclosure in Civil No. CAE 09-22504, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

TUESDAY, FEBRUARY 16, 2010
AT 11:00 A.M.

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

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

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

A deposit of \$12,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 7.625% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

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

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

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

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

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
Substitute Trustees

96778 (1-28,2-4,2-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON KAY SMITH

Notice is given that Jordan A. Dossett whose address is 7311 Baylor Avenue, College Park, MD 20740, was on December 30, 2009 appointed personal representative of the small estate of Sharon Kay Smith who died on December 21, 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.

JORDAN A. DOSSETT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 83530
96888 (2-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES SMITH

Notice is given that Constance L. Smith whose address is 4215 23rd Parkway, Temple Hills, MD 20748, was on January 8, 2010 appointed personal representative of the small estate of James Smith who died on December 24, 2009, with a will.

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

CONSTANCE L. SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 83583
96889 (2-4)

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
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)

The Prince George’s
Post Newspaper

Call (301)627-0900 Fax (301)627-6260

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

1043 Treeland Way, Unit 910, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from John Howard White aka John H. White and Marie Nancy Pierre-White aka Marie N. Pierre-White, dated August 16, 2007, and recorded in Liber 28738 at folio 231 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 12:00 NOON

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

BEING KNOWN AND DESIGNATED AS UNIT 910, PHASE 9, IN THE CONDOMINIUM REGIME KNOWN AS "CONDOMINIUM PLAT PHASE 9, WATKINS PLACE SECTION ONE CONDOMINIUM".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$43,000.00 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

96861 (2-4-2-11,2-18)

THE PRINCE GEORGE'S POST

Call 301-627-0900 or Fax 301-627-6260

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LEGALS

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Samerrha Cooke
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-38166**

Notice is hereby given this 25th 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 25th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$117,000.00. The property sold herein is known as 4644 Kendrick Road, Suitland, MD 20746.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
96787 (1-28,2-4,2-11)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Abdul Hashim Muhammad
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-20780**

Notice is hereby given this 25th 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 25th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$31,452.87. The property sold herein is known as 8230 Dyson Road, Brandywine, MD 20613.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
96788 (1-28,2-4,2-11)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
v.
Louisa Gaskins
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-11160**

Notice is hereby given this 22nd 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 22nd day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$199,533.59. The property sold herein is known as 5007 Addison Road, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
96797 (1-28,2-4,2-11)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Alejandro Jimenez, et al.
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-33088**

Notice is hereby given this 25th 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 25th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$330,869.88. The property sold herein is known as 4619 Burlington Road, Hyattsville, MD 20781.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
96786 (1-28,2-4,2-11)

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
Plaintiffs
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
v.
Carl M. Winchester, et al.
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-29567**

Notice is hereby given this 15th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$308,655.23. The property sold herein is known as 8420 Grandhaven Avenue, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
96698 (1-21,1-28,2-4)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Daisy Patricia Patterson
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-20171**

Notice is hereby given this 14th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$303,003.76. The property sold herein is known as 7514 Martha Street, Forestville, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
96700 (1-21,1-28,2-4)

LEGALS

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)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

Notice of Public Hearing

Applications for the following alcoholic beverage licenses authorized by the General Assembly will be accepted by the Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland February 25, 2010 and will be heard on April 27, 2010. Those licenses are:

Class D, Beer License – 17 D 4

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

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

All applications, for new and transfer of licenses, must be completely executed when they are submitted in order to be scheduled for the Hearing on Tuesday, April 27, 2010 @ 10:00 a.m., 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

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

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

Attest:
Diane M. Bryant
Administrative Assistant
January 28, 2010
96878 (2-4,2-11)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
FEBRUARY 23, 2010

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

TRANSFER

Jinx Lin, President/Secretary/Treasurer for a Class B, BLX, Beer, Wine and Liquor License for the use of Sake House, Inc., t/a Sake Japanese Steak House, 14601 Baltimore Avenue, Laurel, 20707 transfer from Prince George's Enterprises, Inc., t/a Child's Southwest Grill & Bar, 14601 Baltimore Avenue, Laurel, 20707, Anthony Mathena, President, Ralphine Goldstein, Vice President, Lawrence Bien, Secretary/Treasurer.

TRANSFER OF LOCATION

John Duksang Lee, President/Secretary/Treasurer, Jong H. Kim, Vice President for a Class D(R), Beer and Wine License for the use of JM Best 1 Corp., t/a Best 1 Food Mart, 6306 Addison Road, Seat Pleasant, 20743 transfer of location from t/a Anderson's Delicatessen, 6134 Marlboro Pike, District Heights, 20747, Florangel Liu, Owner, Rogerlio S. Liu, Owner.

Mary Diane Gardiner, Authorized Person/Member, Cynthia Myers, Member for a Class D, Beer and Wine License, for the use of Dyson's Store Beverage, LLC, t/a Dyson's General Store, 13706 Brandywine Road, Brandywine, 20613 transfer of location from 3BW, Inc., t/a Margellina

Restaurant, 9009 Stuart Lane, Clinton, 20735, William I. Stewart, III, President, Victoria G. Stewart, Vice President/Secretary/Treasurer.

NEW

Davani Vyas, Member for a Class B, Beer and Wine License for the use of Vyas Aromi Café, LLC, t/a Aromi Café, LLC, 156 National Plaza, National Harbor, 20745.

Gerardo Cesar Labastida, Member for a Class B, Beer and Wine License for the use of Three Brothers of Hyattsville, LLC, t/a Three Brothers of Hyattsville, 7434 Riggs Road, Hyattsville, 20783.

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

A Public Hearing is also scheduled for Regular Session/Administrative Voting Session on March 3, 2010 and Regular Session/Administrative Voting Session on March 10, 2010 at 7:00 p.m., at the County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. At the meeting the Board will consider the agenda as posted that day and any other matters taken under advisement from previous meetings.

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

Attest:
Diane M. Bryant
Administrative Assistant
December 23, 2009
96877 (2-4,2-11)

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)

LEGALS

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Marion F. Zulty, et al.
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-10150**

Notice is hereby given this 15th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$238,900.00. The property sold herein is known as 15522 Glastonbury Way, Upper Marlboro, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
96699 (1-21,1-28,2-4)

**BIG TINY TOWING
AUTO CLINIC, INC.
6118 Central Ave.
Capitol Heights, MD 20743
301-322-4141**

MECHANIC'S LIEN SALE

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

**2001 BUICK PARK AVE
VIN #: 1G4CW54K914224927**

**2000 FORD TAURUS
VIN #: 1FAFP56S4YG150097**

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday, February 13, 2010, at 10:00 A.M.**

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

Big Tiny's Towing & Auto Clinic;
Lienor

96881 (2-4,2-11)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
David L. Felger
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-00542**

Notice is hereby given this 15th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$326,182.16. The property sold herein is known as 6603 Oak Street, Cheverly, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
96697 (1-21,1-28,2-4)

NOTICE

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

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 February 22, 2010**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT # 4493, 2002 BMW 745I
VIN # WBAGL63432DP50962
CAMP SPRINGS GETTY
6300 ALLENTOWN ROAD
CAMP SPRINGS

LOT # 4495, 2002 MITSUBISHI MONTERO SPORT
VIN # JA4LS21H12J022863
A PLUS AUTO REPAIR AND SERVICES INC
943 N FREDERICK AVE
GAITHERSBURG

LOT # 4496, 1998 VOLKSWAGEN CABRIO-4 CYL.
VIN # 3VWAB81E2WM804584
STREET TRENZ
21500 B GREAT MILLS ROAD
LEXINGTON PARK

LOT # 4497, 1999 CHRYSLER 300M
VIN # 2C3HE66G7XH262748
FIVE STAR TRANSMISSIONS (CURRENT ADDRESS)
3 HARKO CT
BALTIMORE
FIVE STAR TRANSMISSIONS (PREVIOUS ADDRESS)
710 PULASKI HIGHWAY
JOPPA

LOT # 4498, 2004 HONDA ACCORD
VIN # 1HGCM66554A088035
MJ'S COLLISION CENTER & AUTO REPAIR
2801 WEST BELVEDERE AVE
BALTIMORE

LOT # 4656B, 1975 PETERSON 43'8" FT BOAT
MODEL 44
HIN # TC441070975U
MD # 5059BN
OFFICIAL # 572018
NAME OF BOAT "DREAM-CATCHER"
PORT ANNAPOLIS MARINA
7074 BEMBE BEACH RD
ANNAPOLIS

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

LOT # 4654B 1987 CHRISCRAFT 42 FT BOAT
OFFICIAL# 908411 "JOSOPHIA" OR "FULL MOON"
HIN # CCNYB206F687
MD # 5956D
PASADENA YACHT YARD
8631 FT SMALLWOOD RD
PASADENA

**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**

96886 (2-4,2-11)

NOTICE

STEVEN P. HENNE and
STEPHEN B. JACKSON,
Substituted Trustees
Plaintiffs

vs.
QUINNDEL DUNN
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-20726**

NOTICE IS HEREBY GIVEN, this 14th day of January, 2010, by the Circuit Court for Prince George's County, that the sale of the property known as 15916 Bald Eagle School Road, Brandywine, Maryland 20613, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Essex Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of February, 2010, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George's County, once a week for three successive weeks on or before the said 16th day of February, 2010.

The report states the amount of sale to be \$123,750.00.

PEGGY

LEGALS

NOTICE

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

v.

Jason L. Hall, et al.

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-19147

Notice is hereby given this 15th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$267,750.00. The property sold herein is known as 1001 Merganser Court, Upper Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk
96823 (1-28,2-4,2-11)

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

In The Estate Of:
GWYNN A. TEAGUE, SR.

Estate No.: 83409

NOTICE OF JUDICIAL PROBATE

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

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

96895 (2-4,2-11)

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

In The Estate Of:
DEBRAH E. CARR

Estate No.: 83624

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by Tyrone L. Carr for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 1, 2010 at 9:30 AM.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

96896 (2-4,2-11)

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

In The Estate Of:
ZANETTA GREEN WASHINGTON

Estate No.: 82594

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by Darrick A. Washington for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 3, 2010 at 9:30 AM.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

96898 (2-4,2-11)

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

In The Estate Of:
SAMUEL DEJESUS CHACON

Estate No.: 83420

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by ADA RODRIQUEZ for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 11, 2010 at 9:30 AM.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

96893 (2-4,2-11)

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

In The Estate Of:
LUCILLE W. EVANS

Estate No.: 83348

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by Ralph A. Evans, Jr. for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 3, 2010 at 9:30 AM.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

96892 (2-4,2-11)

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

4109 29TH STREET
MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust from William H. Walker and Arra Walker dated May 9, 2008 and recorded in Liber 29822, Folio 077 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an original interest rate of 7.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$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
(410) 825-2900 www.mid-atlanticauctioneers.com

96902 (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

9206 CROCKETT PLACE
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Donna L. Wright dated December 6, 2007 and recorded in Liber 29267, Folio 228 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$31,000.00 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

96903 (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

7207 ROANNE DRIVE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Hector A. Polanco and Carmen Garcia dated December 22, 2006 and recorded in Liber 26998, Folio 657 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 9.550, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$27,000.00 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

96904 (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

4308 UNDERWOOD STREET
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Dave Anthony Ghatt and Jeneba Jalloh Ghatt dated April 21, 2007 and recorded in Liber 28217, Folio 681 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$400,000.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$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,
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

96901 (2-4,2-11,2-18)

The Prince George's Post

* * * * *

Call
(301) 627-0900

or
Fax

(301) 627-6260

Your Newspaper of
Legal Record

Wishing

you all a Happy and

Safe Weekend!!

Remember, Don't

Drink and Drive!

LEGALS

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 February 15th, 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 # 4482, 2004 Mercedes E500
Vin# WDBUF70J54A476986
Jimmy’s Autobody & Repair
8034 Old Alexandria Ferry Rd
Clinton

Lot # 4483, 2000 Nissan Maxima
Vin# JN1CA31D0YT531113
Prince Obamogie, Proprietor
206 Nalley Rd
Landover

Lot # 4484, 1999 Volvo S80
Vin# YV1TS97D5X1040447
Ritichie Automotive
98 Georgia Ave
Glen Burnie

Lot # 4486, 2006 Yamaha
SRT1100B-EG Boat 22’ 9”
Hull # YAMCCT2211506
MD # 3049 BX
The Boat Shop
5230A Brezzy Point Rd
Chesapeake Beach

Lot # 4487, 1995 GMC Forward W4
Vin # J8DC4B1K1S7016973
Walt Eger’s Service Center
1450 Grimm Rd
Severn

Lot # 4488, 1993 Honda Accord
Vin # JHMCB7683PC022871
Ken Dixon Automotive
2298 Crain Hwy
Waldorf

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 # 4636, 1989 Mercedes 560
Vin # WDBCA39E9KA474146
Friendly Automotive Services
4211 Reisterstown Rd
Baltimore

Lot # 4494, 1994 Dodge Grand
Caravan
Vin # 1B4GH44RXRX196649
Ched Automotive Services
516 Middle River Rd
Baltimore

Lot # 4492, 2007 Nissan Sentra
Vin # 3N1AB61E97L694229
Sonu’s Shell
201 North Point Blvd
Baltimore

Lot # 4491, 1995 Mercedes C280
Vin # WDBHA28E4SF223779
Sonu’s Shell
201 North Point Blvd
Baltimore

Lot # 4490, 1991 BMW 535I
Vin # WBAHD231XMBF72419
Certified Collision Center
6230 Holabird Ave
Baltimore

Lot # 3771, 1974 Pequod
Boat 34’ 4”
Hull # PYC534400874
Md # 8876 Y
Jackson Marine Sales
230 Riverside Dr
North East

**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

96780 (1-28,2-4)

NOTICE

IN THE MATTER OF:
ARVETTE DENEISE THOMPSON

FOR THE CHANGE OF
NAME TO:
PAGE ARVETTE THOMPSON

**In the Circuit Court for
Prince George’s County, Maryland**
Case No. CAE 09-37392
A Petition has been filed to
change the name of Arvette
Deneise Thompson to Page Arvette
Thompson.

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

Peggy Magee
Clerk of the Circuit Court for
Prince George’s County, Maryland
96848 (2-4)

ORDER OF PUBLICATION

MELISSA CALDWELL
Plaintiff
v.
KAYLA WILLIAMS, et al.
Defendant

**In the Circuit Court of Maryland
for Prince George’s County**
Case No. CAL 08-23936

**NOTICE OF SERVICE OF
PROCESS BY PUBLICATION CIR-
CUIT COURT OF MARYLAND
FOR PRINCE GEORGE’S COUN-
TY**
CALDWELL v. WILLIAMS et al.
Case No.: CAL08-23936

This claim is for damages for personal injuries arising out of an automobile accident that occurred on October 7, 2005 in Prince George’s County, Maryland in which the DEFENDANT KAYLA WILLIAMS was the driver of a vehicle that struck a vehicle in which the Plaintiff was a passenger, resulting in injuries to the Plaintiff. The Plaintiff was stopped in traffic, westbound on John Hanson Highway/US-50, when the Defendant Kayla Williams, traveling westbound on John Hanson Highway/US-50 in a negligent manner, by failing to keep a safe and proper lookout for other vehicles, failing to keep a safe and proper distance, failing to stay in her designated lane of travel, failing to maintain proper control of her vehicle and operating her vehicle in a negligent manner in driving too fast, struck a concrete barrier, then a water truck in the rear and then struck the vehicle in which the Plaintiff was a passenger, resulting in injuries to the Plaintiff. The Plaintiff claims DAMAGES of \$250,000 from Defendants Kayla Williams and Bargain Rent A Car, Inc., and \$250,000 from Defendant State Farm Mutual Automobile Insurance Company.

On March 21, 2009, it was ordered by the Circuit Court of Maryland for Prince George’s County, that in order to effect alternate service, publication be made for three successive weeks in a newspaper in regular circulation in the DC/Maryland suburbs, once each week.

It is therefore this 26th day of January, 2010, by the Circuit Court of Maryland for Prince George’s County, ORDERED that notice be given by the insertion of a copy of this Order in THE PRINCE GEORGE’S POST, which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) successive weeks on or before the 19th day of February, 2010, notifying DEFENDANT KAYLA WILLIAMS, to file a written ANSWER to the Complaint by the 30th day of March, 2010, or a DEFAULT JUDGMENT may be entered against DEFENDANT KAYLA WILLIAMS.

The Defendant is hereby informed of the latest date to file a written Answer to the Complaint described above, and that failure to file a written Answer on or before the date specified may result in the entering of a Default Judgment against the Defendant.

Eric W. Borda, Esquire, Hassan, Hassan & Tuchman, P.A., 1111 Park Avenue, Suite L-150, Baltimore, MD 21201, (410) 669-5070, Attorneys for Plaintiff Melissa Caldwell.

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

96781 (1-28,2-4,2-11)

NOTICE

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

vs.
DENNIS NATHANIEL SAUNDERS
4014 24th Avenue
Hillcrest Heights, MD 20748

and
PAMELA F. SAUNDERS
4014 24th Avenue
Hillcrest Heights, MD 20748

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-24868

Notice is hereby given this 26th day of January, 2010, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4014 24th Avenue, Hillcrest Heights, MD 20748, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 26th day of February, 2010, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of February, 2010, next.

The Report of Sale states the amount of sale to be Sixty Six Thousand and 00/100 Dollars (\$66,000.00).

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96789 (1-28,2-4,2-11)

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

LEGALS

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
John Wynn, et al.
Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-32030

Notice is hereby given this 22nd 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 22nd day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 22nd day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$350,956.60. The property sold herein is known as 15102 Plum Tree Way, Bowie, MD 20721.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96798 (1-28,2-4,2-11)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Guillermo Rivera Mata a/k/a
Guillerma Rivera Mata, et al.
Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-31971

Notice is hereby given this 26th 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 26th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 26th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$500,000.00. The property sold herein is known as 3112 Fallston Avenue, Beltsville, MD 20705.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96819 (1-28,2-4,2-11)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Donna D. Zeigler
Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-31974

Notice is hereby given this 22nd 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 22nd day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 22nd day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$50,000.00. The property sold herein is known as 5717 Kolb Street, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96800 (1-28,2-4,2-11)

NOTICE

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

Adetoun Adewole
Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-31873

ORDERED, this 22nd day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7603 Fountainebleu Drive Unit #2318, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2010 next, provided a copy of this Notice be inserted in said County once in each of three successive weeks before the 22nd day of February, 2010, next.

The report states the amount of sale to be \$60,450.00.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96799 (1-28,2-4,2-11)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Delancy Praylow, Jr.
Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-15508

Notice is hereby given this 26th 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 26th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 26th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$261,000.00. The property sold herein is known as 9403 Caldaran Drive, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96820 (1-28,2-4,2-11)

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

NOTICE

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

MARIA I. BENITEZ
aka MARIA CASTILLO
aka MARIA J. BENITEZ
and
JOEL CASTILLO
Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-31876

ORDERED, this 21st day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4220 70th Ave., Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of February, 2010, next.

The report states the amount of sale to be \$99,750.00.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96793 (1-28,2-4,2-11)

NOTICE

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

Mauricio Axume and
Edwin G. Guerra
Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-29706

ORDERED, this 21st day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 13108 Taney Drive, Beltsville, Maryland 20705-3253 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2010 next, provided a copy of this Notice be inserted in said County once in each of three successive weeks before the 22nd day of February, 2010, next.

The report states the amount of sale to be \$450,383.20.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96794 (1-28,2-4,2-11)

NOTICE

IN THE MATTER OF:
ABOKO, XIOMARA SEKAI-
ANGELENA

FOR THE CHANGE OF
NAME TO:
XIOMARA ANGELENA-BAZEMORE
CHESTANG

**In the Circuit Court for
Prince George’s County, Maryland**
Case No. CAE 09-32591

A Petition has been filed to change the name of Aboko, Xiomara Sekai-Angelena (minor) to Xiomara Angelena-Bazemore Chestang.

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

Peggy Magee
Clerk of the Circuit Court for
Prince George’s County, Maryland
96849 (2-4)

LEGALS

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Helen T. Tita
Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-07957

Notice is hereby given this 22nd 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 22nd day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 22nd day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$354,842.41. The property sold herein is known as 6511 Greenfield Court, Lanham, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96801 (1-28,2-4,2-11)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Micheline Honorat
Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-12819

Notice is hereby given this 26th 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 26th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 26th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$242,000.00. The property sold herein is known as 5102 Tidler Court, Glenn Dale, MD 20769.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96821 (1-28,2-4,2-11)

NOTICE

Edward S. Cohn, et al.
Substitute Trustees,
Plaintiffs
v.
Eudora S. Cole
Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-33260

Notice is hereby given this 26th 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 26th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 26th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$247,741.76. The property sold herein is known as 1401 Robert Lewis Avenue, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96818 (1-28,2-4,2-11)

NOTICE

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

Michael Clark and
Denise Clark
Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-32479

ORDERED, this 22nd day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1102 60th Avenue, Fairmount Heights, Maryland 20743 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2010 next, provided a copy of this Notice be inserted in said County once in each of three successive weeks before the 22nd day of February, 2010, next.

The report states the amount of sale to be \$156,103.60.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96795 (1-28,2-4,2-11)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Aaron D. Neal,
Substitute Trustees
Plaintiffs
vs.
Kimberly Jones and
Opal Jones aka Opel Jones
Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-32482

ORDERED, this 26th day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4305 Windflower Way, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of February, 2010, next.

The report states the amount of sale to be \$233,750.00.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96822 (1-28,2-4,2-11)

NOTICE

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

Ardelia Jackson
Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-33691

ORDERED, this 22nd day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1848 Village Green Drive, #E 1-20, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of February, 2010, next.

The report states the amount of sale to be \$136,983.21.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
96796 (1-28,2-4,2-11)

Andrew W. Dyer, Esq.
14746 Main Street
PO Box 69
Upper Marlboro, MD 20773
301-627-8707

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEVERLY MILLER WILLIAMS

Notice is given that Thomas A. Denton, whose address is 11717 Redwood Drive East, Brandywine, MD 20613 and Henry C. Saunders, 114 Mockernut Circle, Aiken, SC 29803-2708 were on January 13, 2010 appointed Co-Personal Representatives of the estate of Beverly Miller Williams, who died on August 28, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 13th day of July, 2010.

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

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

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

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

THOMAS A. DENTON
HENRY C. SAUNDERS
Co-Personal Representatives

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

Estate No. 83615
96783 (1-28,2-4,2-11)

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*Your Newspaper
of
Legal Record*

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

833 FOURTH STREET
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Ana Romero dated December 5, 2007 and recorded in Liber 29140, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$182,000.00, 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 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 \$19,500.00 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

96760 (1-21,1-28,2-4)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

14305 OXFORD DRIVE
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Shahzada Naseem, Azmat Naseem and Sabiha Hussain dated April 21, 2008 and recorded in Liber 29605, Folio 250 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,500.00, and an original interest rate of 7.640, 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 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 \$33,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com

96761 (1-21,1-28,2-4)

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

12015 BIRCHVIEW DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Tina Y. Jones dated July 12, 2007 and recorded in Liber 29900, Folio 737 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$361,340.00, and an original interest rate of 7.500, 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 **FEBRUARY 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 \$39,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com

96762 (1-21,1-28,2-4)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

15409 GIDEON GILPIN STREET
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Lapreia Terry dated November 25, 2005 and recorded in Liber 24615, Folio 124 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$264,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 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 \$26,500.00 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

96747 (1-21,1-28,2-4)

LEGALS

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

11785 Beltsville Drive

Tenth Floor

Calverton, Maryland 20705

(301) 572-7900

TRUSTEES' SALE

Of valuable, improved real estate, located at 504 Wilson Bridge Drive, #C-1, Oxon Hill, Prince George's County, Maryland, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Joseph H. Swann, Sr., Case No: CAE 09-28204 defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

FEBRUARY 22, 2010

AT 2:30 P.M.

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

UNIT NUMBERED 6705/C1 IN BUILDING NUMBERED 10 IN A HORIZONTAL PROPERTY REGIME KNOWN AS "WILSON BRIDGE CONDOMINIUM" AS SHOWN ON A PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "WILSON BRIDGE CONDOMINIUM" RECORDED IN PLAT BOOK W.W.W. 82 AT FOLIOS 12 ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, TOGETHER WITH THE FACILITIES AND OTHER APPURTENANCES TO SAID UNIT, WHICH UNIT AND APPURTENANCES HAVE BEEN MORE SPECIFICALLY DEFINED IN THE MASTER DEED AFORESAID, AND INCLUDING THE FEE IN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPURTENANT TO SAID UNITS AS SUCH INTEREST MAY BE LAWFULLY REVISED OR AMENDED FROM TIME TO TIME PURSUANT TO SAID MASTER DEED.

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

TERMS OF SALE

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

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

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

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

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

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

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

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

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

MARILYN J. BRASIER AND KIA WASHINGTON, Trustees

96779 (1-28,2-4,2-11)

NOTICE

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

Plaintiffs

vs.

JOSE S. EUGENIO ALFARO ALE-
MAN and JESUS A. TEJADA
Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 09-31870

ORDERED, this 21st day of January, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2302 Porter Avenue, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of February, 2010, next.

The report states the amount of sale to be \$150,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
96791 (1-28,2-4,2-11)

NOTICE

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

Plaintiffs

vs.

SANTOS O. ZELAYA
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 09-31869

ORDERED, this 21st day of January, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9100 25th Ave., Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of February, 2010, next.

The report states the amount of sale to be \$172,500.00.

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

True Copy—Test:
Peggy Magee, Clerk
96792 (1-28,2-4,2-11)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
4308 31st Street, Mount Rainier, Maryland 20712

By virtue of the power and authority contained in a Deed of Trust from Lila Flores Ruiz and Miguel Angel Mendez aka Miguel Angel Mendez Gavidia, dated February 13, 2007, and recorded in Liber 27443 at folio 201 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 12, 2010
AT 12:00 NOON

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

LOT NUMBERED SIX (6) IN BLOCK NUMBERED EIGHTEEN (18) IN A SUBDIVISION KNOWN AS "MOUNT RAINIER".

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

96773 (1-28,2-4,2-11)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
2436 Nicol Circle, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Uzoamaka Nwokoye and Richard Nwokoye, dated April 2, 2004, and recorded in Liber 19458 at folio 250 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 12, 2010
AT 12:03 PM

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

LOT NUMBERED TWENTY-SEVEN (27) IN BLOCK LETTERED "C", ALL IN THE SUBDIVISION KNOWN AS "PLAT FOUR, TARTAN 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 \$38,000.00 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

96774 (1-28,2-4,2-11)

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
15701 ATLANTIS DRIVE, BOWIE, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from BEVERLIE BURKE, dated November 21, 2006, and recorded in Liber 26711 at folio 530 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

FEBRUARY 9, 2010
AT 12:00 NOON

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$48,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96687 (1-21,1-28,2-4)

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
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

FEBRUARY 9, 2010
AT 12:03 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96688 (1-21,1-28,2-4)

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
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)

THE PRINCE GEORGE’S POST

Call 301-627-0900 or Fax 301-627-6260

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LEGALS

ORDER OF PUBLICATION

Plymouth Park Tax Services
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

Plaintiff

v.

Nnachi Azuewah
David N. Prensky, Trustee
Mortgage Electronic Registration
Services, Inc.
Howard N. Bierman, Substitute
Trustee
Jacob Geesing, Substitute Trustee
Carrie M. Ward, Substitute Trustee
Delta Funding Corporation

8674 BRAE BROOKE DRIVE

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

8674 Brae Brooke Drive, Twenty
First (21st) Election District,
described as follows: 1,540.0000 Sq.
Ft. and Imps. Cipriano Woods Lot
39 Blk A

**In the Circuit Court for
Prince George's County,
Maryland
CAE 09-37767**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 8674 Brae Brooke Drive in
the County of Prince George's, sold
by the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

1,540.0000 Sq. Ft. and Imps.
Cipriano Woods Lot 39 Blk A

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

It is thereupon this 12th day
of January, 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 per-
sons interested in the property to
appear in this Court by the 16th
day of March, 2010, and redeem the
property 8674 Brae Brooke Drive
and answer the complaint or there-
after a final judgment will be
entered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff's title, free
and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96540 (1-21,1-28,2-4)

ORDER OF PUBLICATION

Plymouth Park Tax Services
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

Plaintiff

v.

Nora M. Lejins, Trustee & Attorney
in Fact
Michael G. Conway, Trustee
Jack Adams, Trustee
JP Morgan Chase Bank, N.A.

7114 EVERSFIELD DRIVE

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

7114 Eversfield Drive, Election
District, described as follows:
Estates Plat No 18
3,0000 Acres. & Imps. College
Heights Lot 1 Blk 50

**In the Circuit Court for
Prince George's County,
Maryland
CAE 09-37766**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 7114 Eversfield Drive in
the County of Prince George's, sold
by the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

Estates Plat No 18
3,0000 Acres. & Imps. College
Heights Lot 1 Blk 50

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.
It is thereupon this 12th day of

January, 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 per-
sons interested in the property to
appear in this Court by the 16th
day of March, 2010, and redeem the
property 7114 Eversfield Drive and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96541 (1-21,1-28,2-4)

ORDER OF PUBLICATION

Plymouth Park Tax Services
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

Plaintiff

v.

Linda J. Kelly
Maximum Title Group, Inc., Trustee
RBMG, Inc.
Mortgage Electronic Registration
Systems, Inc.
Larry Lee, Trustee
Timothy Butt, Trustee
CitiFinancial

7608 SWAN TERRACE

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

7608 Swan Terrace, Eighteen (18th)
Election District, described as fol-
lows: 1,540,0000 Sq. Ft. & Imps.
Willow Hills-plat Lot 195 Blk B

**In the Circuit Court for
Prince George's County,
Maryland
CAE 09-37763**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 7608 Swan Terrace in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

1,540,0000 Sq. Ft. & Imps. Willow
Hills-plat Lot 195 Blk B

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

It is thereupon this 12th day
of January, 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 per-
sons interested in the property to
appear in this Court by the 16th
day of March, 2010, and redeem the
property 7608 Swan Terrace and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96542 (1-21,1-28,2-4)

ORDER OF PUBLICATION

Plymouth Park Tax Services
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

Plaintiff

v.

William O. Thurston
Bernice M. Thurston

7226 G STREET

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

7226 G Street, Eighteen (18th)
Election District, described as fol-
lows:
Plat 3
3,515.0000 Sq. Ft. & Imps. Holly
Park Plat 3 Lot 14 Blk C

**In the Circuit Court for
Prince George's County,
Maryland
CAE 09-40276**

**Prince George's County,
Maryland
CAE 09-37765**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 7226 G Street in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

Plat 3
3,515.0000 Sq. Ft. & Imps. Holly
Park Plat 3 Lot 14 Blk C

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

It is thereupon this 12th day
of January, 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 per-
sons interested in the property to
appear in this Court by the 16th
day of March, 2010, and redeem the
property 7226 G Street and answer
the complaint or thereafter a final
judgment will be entered foreclos-
ing all rights of redemption in the
property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96543 (1-21,1-28,2-4)

ORDER OF PUBLICATION

MTD CONSULT, INC.

Plaintiff

v.

FLAIM BROTHERS, INC.

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property: 0 Tamer Court
Account Number: 05 0291351
Description: 20,006.00 Sq. Ft.,
Tantallon North, Lot 70,
Blk A
Assmt: \$18,316.00
Liber/Folio: 6830/812
Assessed To: Flaim Brothers Inc.

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 09-40275**

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

Property: 0 Tamer Court
Account Number: 05 0291351
Description: 20,006.00 Sq. Ft.,
Tantallon North, Lot 70,
Blk A
Assmt: \$18,316.00
Liber/Folio: 6830/812
Assessed To: Flaim Brothers Inc.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid, although more than six
(6) months from the date of sale has
expired.

It is thereupon this 12th day
of January, 2010, by the Circuit Court
for Prince George's County;
ORDERED, that notice be given by
the insertion of a copy of this Order
in the Prince George's Post, a news-
paper having circulation in Prince
George's County, once a week for
three (3) successive weeks on or
before the 5th day of February,
2010, warning all persons interest-
ed in the said properties to be and
appear in this Court by the 16th
day of March, 2010, and redeem the
Property, and answer the
Complaint, or thereafter a final
judgment will be rendered foreclos-
ing all rights of redemption in this
Property and vesting in the Plaintiff
a title, free and clear of all encum-
brances.

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

True Copy—Test:
Peggy Magee, Clerk
96544 (1-21,1-28,2-4)

ORDER OF PUBLICATION

MTD CONSULT, INC.

Plaintiff

v.

FLAIM BROTHERS, INC.

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property: 0 Tamer Court
Account Number: 05 0291328
Description: 20,020.00 Sq. Ft.,
Tantallon North, Lot 67,
Blk A
Assmt: \$18,316.00
Liber/Folio: 6830/812
Assessed To: Flaim Brothers Inc.

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 09-40276**

LEGALS

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

Property: 0 Tamer Court
Account Number: 05 0291328
Description: 20,020.00 Sq. Ft.,
Tantallon North, Lot 67,
Blk A
Assmt: \$18,316.00
Liber/Folio: 6830/812
Assessed To: Flaim Brothers Inc.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid, although more than six
(6) months from the date of sale has
expired.

It is thereupon this 12th day
of January, 2010, by the Circuit Court
for Prince George's County;

ORDERED, that notice be given
by the insertion of a copy of this
Order in the Prince George's Post, a
newspaper having circulation in
Prince George's County, once a
week for three (3) successive weeks
on or before the 5th day of
February, 2010, warning all persons
interested in the said properties to
be and appear in this Court by the
16th day of March, 2010, and
redeem the Property, and answer
the Complaint, or thereafter a final
judgment will be rendered fore-
closing all rights of redemption in
this Property and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96545 (1-21,1-28,2-4)

ORDER OF PUBLICATION

MTD CONSULT, INC.

v.

FLAIM BROTHERS, INC.

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property: 0 Tamer Court
Account Number: 05 0291336
Description: 20,006.00 Sq. Ft.,
Tantallon North, Lot 68,
Blk A
Assmt: \$18,316.00
Liber/Folio: 6830/812
Assessed To: Flaim Brothers Inc.

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 09-40277**

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

Property: 0 Tamer Court
Account Number: 05 0291336
Description: 20,006.00 Sq. Ft.,
Tantallon North, Lot 68,
Blk A
Assmt: \$18,316.00
Liber/Folio: 6830/812
Assessed To: Flaim Brothers Inc.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid, although more than six
(6) months from the date of sale has
expired.

It is thereupon this 12th day
of January, 2010, by the Circuit Court
for Prince George's County;

ORDERED, that notice be given by
the insertion of a copy of this Order
in the Prince George's Post, a news-
paper having circulation in Prince
George's County, once a week for
three (3) successive weeks on or
before the 5th day of February,
2010, warning all persons interest-
ed in the said properties to be and
appear in this Court by the 16th
day of March, 2010, and redeem the
Property, and answer the
Complaint, or thereafter a final
judgment will be rendered foreclos-
ing all rights of redemption in this
Property and vesting in the Plaintiff
a title, free and clear of all encum-
brances.

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

True Copy—Test:
Peggy Magee, Clerk
96546 (1-21,1-28,2-4)

File: 09-PG-DR-5144

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid,
L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

John Cornelius, and
Robert Wm. Carney, Trustee, and
Conrad L. Fleck, Trustee, and
Brian P. Windsor, and
Shirley A. Windsor, and

Prince George's County, Maryland
And
All unknown owners of the prop-
erty described below; all heirs,
devises, personal representatives,
and executors, administrators,
grantees, assigns or successors in
right, title, interest, and any and
all persons having or claiming to
have any interest in the leasehold or
fee simple in the property and prem-
ises situate, described as:

District 09 of Prince George's
County, described as follows:
Account No. 094878-6; known as

LEGALS

PT LOT 40 EQ 12504 SQ FT.
Street address of 8604 Pamper Ln.
Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 09-37120**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the hereinabove
described property situate, lying
and being in Prince George's
County, Maryland, sold by the
Collector of Taxes for the State of
Maryland and Prince George's
County to the Plaintiff in the pro-
ceeding.

The Complaint states, among
other things, that the amount nec-
essary for redemption for the sub-
ject property has not been paid,
although more than six (6) months
and a day from the sale has
expired, and more than two (2)
months from the date that the first
of the two (2) separate pre-suit
Notices of the tax sale was sent to
each required interested party have
expired.

It is thereupon this 12th day
of January, 2010, by the Circuit Court
for Prince George's County,
Maryland.

ORDERED, that notice be given
by the insertion of a copy of this
Order in The Prince George's Post,
which is a newspaper having gen-
eral circulation in Prince George's
County, Maryland, once a week for
three (3) consecutive weeks, on or
before the 5th day of February,
2010, warning all persons having or
claiming to have any interest in the
property described above to appear
in this Court by the 16th day of
March, 2010, and redeem their
respective property or answer the
Complaint, or thereafter a Final
Decree will be entered foreclosing
all rights of redemption in and as to
the property, and vesting in the
Plaintiff a title in fee simple, free
and clear of all encumbrances.

The Defendants are hereby
informed of the latest date to file a
written Answer or Petition to
Redeem the property mentioned in
the Complaint described above,
and that failure to file a response on
or before the date specified may
result in a Default Judgment fore-
closing all rights of redemption in
and as to the property being ren-
dered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96547 (1-21,1-28,2-4)

File: 09-PG-DR-5285

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid,
L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

Phillip L. Estes, and
Shirelle J. Estes fka Shirelle J.
Luckett, and
Mortgage Two Corporation,
Trustee, and
Household Finance Corporation
III, and

Prince George's County, Maryland
And
All unknown owners of the prop-
erty described below; all heirs,
devises, personal representatives,
and executors, administrators,
grantees, assigns or successors in
right, title, interest, and any and
all persons having or claiming to
have any interest in the leasehold or
fee simple in the property and prem-
ises situate, described as:

District 13 of Prince George's
County, described as follows:
Account No. 154028-5; known as
CAPITAL VIEW.

Street address of 7815 Suiter Way.
Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 09-37139**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the hereinabove
described property situate, lying
and being in Prince George's
County, Maryland, sold by the
Collector of Taxes for the State of
Maryland and Prince George's
County to the Plaintiff in the pro-
ceeding.

The Complaint states, among
other things, that the amount nec-
essary for redemption for the sub-
ject property has not been paid,
although more than six (6) months
and a day from the sale has
expired, and more than two (2)
months from the date that the first
of the two (2) separate pre-suit
Notices of the tax sale was sent to
each required interested party have
expired.

It is thereupon this 12th day
of January, 2010, by the Circuit Court
for Prince George's County,
Maryland.

ORDERED, that notice be given by
the insertion of a copy of this Order
in The Prince George's Post, which
is a newspaper having general cir-
culation in Prince George's County,
Maryland, once a week for three (3)
consecutive weeks, on or before the
5th day of February, 2010, warning
all persons having or claiming to
have any interest in the property
described above to appear in this
Court by the 16th day of March,
2010, and redeem their respective
property or answer the Complaint,
or thereafter a Final Decree will be
entered foreclosing all rights of
redemption in and as to the prop-
erty, and vesting in the Plaintiff a
title in fee simple, free and clear of
all encumbrances.

The Defendants are hereby
informed of the latest date to file a
written Answer or Petition to
Redeem the property mentioned in
the Complaint described above,
and that failure to file a response on

or before the date specified may
result in a Default Judgment fore-
closing all rights of redemption in
and as to the property being ren-
dered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96548 (1-21,1-28,2-4)

File: 09-PG-DR-5

LEGALS

File: 09-PG-DR-5165

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs.

Kathy Daniel, and
Prince George’s County, Maryland, and
Washington Mutual Bank, FA, and
Suntrust Bank, and

And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 09 of Prince George’s County, described as follows: Account No. 093998-3; known as PLAT ONE.
Street address of 8714 Jeremy Ct.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 09-37131

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96559 (1-21,1-28,2-4)

File: 09-PG-DR-5115

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs.

7806 Cloister Place Land Trust, and
Prince George’s County, Maryland, and
Donald Lockey, Trustee, and
Ralph Williams, and

And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 21 of Prince George’s County, described as follows: Account No. 240647-8; known as GREENBROOK PLAT 9.
Street address of 7806 Cloister Pl.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 09-37132

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to

LEGALS

Manufacturers and Traders Trust Company, and
Prince George’s County, Maryland, And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 01 of Prince George’s County, described as follows: Account No. 003415-7; known as CALVERTON.
Street address of 3409 Stonehall Dr.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 09-37134

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96562 (1-21,1-28,2-4)

File: 09-PG-DR-5461

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs.

Legacy Funding, LLC, and
Byron L. Huffman, Trustee, and
B. Sean A Radin, Trustee, and
Maureen M. Vellucci, and
Daniel Vellucci, and
Gregory Walling, and
Vincent Palumbo, and

Prince George’s County, Maryland, And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 01 of Prince George’s County, described as follows: Account No. 007873-3; known as S W 50 FT LT 12A NE 50 FT LT 12B CAE07-16809 TDT 2/21/08.
Street address of 11610 Cedar Ln.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 09-37135

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, which is a newspaper having general cir-

ulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96563 (1-21,1-28,2-4)

File: 09-PG-DR-5276

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs.

Colin A. Elder, and
Marjorie A. Elder, and
Perpetual American Bank, FSB, and
Richard S. Lawton, Trustee, and
Wendy R. Sharp, Trustee, and
Eugene R. Zartman, Trustee, and
Edward H. Schwarz, III, Trustee, and
David A. Kasuba, Trustee, and
Stuart C. Schmitt, Trustee, and
Signal Bank/Maryland, and
Gerald Danoff, Trustee, and
David W. King, Trustee, and
C. Larry Hoffmeister, Jr., Trustee, and
The Carey Winston Company, and
Bank of America, N.A. Successor by merger to BA Mortgage, LLC, and
National Mortgage Company, and

Prince George’s County, Maryland, And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 07 of Prince George’s County, described as follows: Account No. 075479-6; known as OAKTREE SUB.
Street address of 2903 Antler Ct S.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 09-37136

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96564 (1-21,1-28,2-4)

The Prince
George’s Post
301-627-0900

LEGALS

File: 09-PG-DR-5413

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs.

Kent Town Place, LLC, and
Scot R. Browning, Trustee, and
Paul L. Merritt, Trustee, and
Capital Bank, N.A., and

Prince George’s County, Maryland And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 13 of Prince George’s County, described as follows: Account No. 385343-9; known as .
Street address of 6932 Hawthorne St.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 09-37137

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96565 (1-21,1-28,2-4)

File: 09-PG-DR-5412

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs.

Kent Town Place, LLC, and
Scot R. Browning, Trustee, and
Paul L. Merritt, Trustee, and
Capital Bank, N.A., and

Prince George’s County, Maryland And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 13 of Prince George’s County, described as follows: Account No. 385337-1; known as .
Street address of 6920 Hawthorne St.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 09-37138

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to

each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96566 (1-21,1-28,2-4)

File: 09-PG-DR-5405

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs.

Kent Town Place, LLC, and
Paul L. Merritt, Trustee, and
Scot R. Browning, Trustee, and
Capital Bank, N.A., and

Prince George’s County, Maryland And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 13 of Prince George’s County, described as follows: Account No. 385294-4; known as .
Street address of 2521 Kent Town Pl.

In the Circuit Court for Prince George’s County, Maryland Civil Division
CAE 09-37140

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96567 (1-21,1-28,2-4)

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

LEGALS

File: 09-PG-DR-5464

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

Michelle E. Leslie, and Elizabeth Zajic, Trustee, and Wachovia Bank, National Associatin, and Prince George's County, Maryland, And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 18 of Prince George's County, described as follows: Account No. 210444-6; known as HIGHLAND GARDENS.
Street address of 6604 Seat Pleasant Dr.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39920

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96595 (1-21,1-28,2-4)

File: 09-PG-DR-5469

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

Mason Liddell, Jr., and Margaret Liddell, and Fremont Investment & Loan a/k/a Fremont Investment & Loan, Inc., and Mortgage Electronic Registration Systems, Inc. (MERS), and Prince George's County, Maryland, And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 20 of Prince George's County, described as follows: Account No. 225597-4; known as ESTATES.
Street address of 5801 Ellerbie St.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39921

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has

LEGALS

File: 09-PG-DR-5506

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

Michael T. Rose Land Inc., and Richard S. Lehmann, Trustee, and Steven L. Hawtof, Trustee, and MLS Properties, LLC, and

Prince George's County, Maryland, And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 15 of Prince George's County, described as follows: Account No. 174172-7; known as PT PAR 263.
Street address of 7000 Crain Hwy.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39923

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96598 (1-21,1-28,2-4)

File: 09-PG-DR-5442

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

Kids R Kids a/k/a Kids 'R' Kids, and Prince George's County, Maryland, And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 20 of Prince George's County, described as follows: Account No. 226624-5; known as UNIT 1979 T-DT S/B 08/06/04 L20090 F458.
Street address of 7521 Riverdale Rd.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39924

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to

each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96599 (1-21,1-28,2-4)

File: 09-PG-DR-5447

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

Farzana Kowsar, and Thomas P. Dore, Trustee, and Mark S. Devan, Trustee, and Kristen K. Haskins, Trustee, and Gerard F. Miles, Jr., Trustee, and GreenPoint Mortgage Funding, and Mortgage Electronic Registration Systems (MERS), and

And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 20 of Prince George's County, described as follows: Account No. 225506-5; known as HYNESBORO PARK.
Street address of 9203 3rd St.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39925

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96600 (1-21,1-28,2-4)

File: 09-PG-DR-5453

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

LEGALS

AAaron A. Latney, Jr., a/k/a Aaron Allen Latney, Jr., and The Secretary of Housing and Urban Development, and Brenda La Roche and/or the HUD Field Office Manager or His Designee, Trustee, and And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 06 of Prince George's County, described as follows: Account No. 045877-8; known as RITCHIE MANOR.
Street address of 1202 Eastwood Dr.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39926

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96601 (1-21,1-28,2-4)

File: 09-PG-DR-5440

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

Marjan Kheiri, and Prince George's County, Maryland And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 21 of Prince George's County, described as follows: Account No. 364370-7; known as UNIT 607A.
Street address of 8125 48th Ave 607a.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39927

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County,

Maryland, once a week for three (3) consecutive weeks, on or before the 5th day of February, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 16th day of March, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
96602 (1-21,1-28,2-4)

ORDER OF PUBLICATION

AMERICAN LIEN FUND LP

Plaintiff

v.

AMER 714, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF AMER 714, LLC

and

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

and

MICHAEL G. WOLFF, TRUSTEE

and

KEVIN R. MCCARTHY

and

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

and

PRINCE GEORGE'S COUNTY

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

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

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-37623

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 5th day of February, 2010, warning all persons interested in the said properties to be and appear in this Court by the 16th day of March, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96603 (1-21,1-28,2-4)

NOTICE

IN THE MATTER OF:
PERKINS, JALEN MALIK

FOR THE CHANGE OF NAME TO:
STUCKEY, JALEN MALIK

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-01422

A Petition has been filed to change the name of Perkins, Jalen Malik (minor) to Stuckey, Jalen Malik.

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

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
96846 (2-4)

LEGALS

ORDER OF PUBLICATION

AMERICAN LIEN FUND LP

Plaintiff

v.

BOWE'S GYM, LLC

and

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

and

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

and

MICHAEL G. WOLFF, TRUSTEE

and

KEVIN R. MCCARTHY

and

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

and

PRINCE GEORGE'S COUNTY

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

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

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 09-37624

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 5th day of February, 2010, warning all persons interested in the said properties to be and appear in this Court by the 16th day of March, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96604 (1-21,1-28,2-4)

ORDER OF PUBLICATION

MTD CONSULT, INC.

Plaintiff

v.

FLAIM BROTHERS, INC.

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property: 0 Tamer Court
Account Number: 05 0291344
Description: 20,032.00 Sq. Ft.,
Tantallon North, Lot 69, Blk A
Assmt: \$18,316.00
Liber/Folio: 6830/812
Assessed To: Flaim Brothers Inc.

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 09-40274

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

Property: 0 Tamer Court
Account Number: 05 0291344
Description: 20,032.00 Sq. Ft.,
Tantallon North, Lot 69, Blk A
Assmt: \$18,316.00
Liber/Folio: 6830/812
Assessed To: Flaim Brothers Inc.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 5th day of February, 2010, warning all persons interested in the said properties to be and appear in this Court by the 16th day of March, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96605 (1-21,1-28,2-4)

ORDER OF PUBLICATION

OLUWAGBEMINIYI FAKUNLE

Plaintiff

v.

WINDSONG COMMUNITY ASSOCIATION INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 00000 TULIP HILL LANE AND MORE PARTICULARLY DESCRIBED AS ALL OF THAT PART OF PARCEL "D" AS SHOWN ON A SUBDIVISION PLAT ENTITLED "PLAT ONE, LOTS 1-4 AND LOT 41 AND OPEN SPACE PARCELS "C" AND "D" TULIP HILL LANE AND OSBORNE, WINDSONG", ACCOUNT #3694197

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 09-39960

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

000000 Tulip Hill Lane, Lot size 1.95AC, being known as all of that part of Parcel "D" as shown on a Subdivision Plat entitled "Plat one, Lots 1-4 and Lot 41 and open space Parcels "C" and "D" Tulip Hill Lane and Osborne, Windsong, Account # 3694197.

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

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County, ORDERED, that notice be given by 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 16th day of March, 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 encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96606 (1-21,1-28,2-4)

ORDER OF PUBLICATION

Plymouth Park Tax Services
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

vs.

Carolann Williams

1117 BROADVIEW ROAD

and

Prince George's County,
Office of Treasurer

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County and Collector of State and County Taxes for said County known as:

1117 Broadview Road, Fifth (5th) Election District, described as follows: All that lot of land and imps., 15,000.0000 Sq. Ft.& Imps. Friendly Hills Lots 38.

In the Circuit Court for Prince George's County, Maryland CAE 09-41204

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 1117 Broadview Road in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps., 15,000.0000 Sq. Ft.& Imps. Friendly Hills Lots 38.

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

It is thereupon this 12th day of January, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 16th day of March, 2010, and redeem the property 1117 Broadview Road and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
96683 (1-21,1-28,2-4)

NOTICE

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

v.

Ruby M. Warren, et al.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-01896

Notice is hereby given this 15th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$164,800.00. The property sold herein is known as 12900 Fox Bow Drive, Unit 103, Upper Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk
96696 (1-21,1-28,2-4)

NOTICE

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

v.

Chandi Nand, et al.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-01363

Notice is hereby given this 15th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$512,356.84. The property sold herein is known as 4909 Kent Avenue, Beltsville, MD 20705.

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

True Copy—Test:
Peggy Magee, Clerk
96695 (1-21,1-28,2-4)

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

In the Matter of: BABY GIRL THOMAS, Minor

Guardianship No. GD-9957

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Baby Girl Thomas** an infant female born on July 20, 2009 at Sibley Hospital, Washington, DC to Dorielle Renee Thomas and Father Unknown, having been filed, it is this 17th day of December, 2009.

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 13th 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

96692 (1-21,1-28,2-4)

LEGALS

NOTICE

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

v.

Timothy J. Morrison, et al.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-10158

Notice is hereby given this 15th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$176,542.32. The property sold herein is known as 7201 Starboard Drive, District Heights, MD 20747.

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

True Copy—Test:
Peggy Magee, Clerk
96693 (1-21,1-28,2-4)

NOTICE

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

v.

Hilde Arevalo-Baires

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-07347

Notice is hereby given this 15th 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 16th day of February, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$234,961.82. The property sold herein is known as 138 North Huron Drive, Oxon Hill, MD 20745.

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

True Copy—Test:
Peggy Magee, Clerk
96694 (1-21,1-28,2-4)

David Wingfield
2331 Park Place, S.E.
Washington, DC 20020
202-581-5427

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of The District of Columbia, county DC appointed David Wingfield, whose address is 2331 Park Place, S.E, Washington, DC 20020 as the Personal Representative of the Estate of NICOLE A. WINGFIELD who died on November 27, 2003 domiciled in District of Columbia, USA.

The Maryland resident agent for service of process is Edward Wingfield, whose address is 2201 Barnstable Drive, Upper Marlboro, MD 20774.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative 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 foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

DAVID WINGFIELD
Personal Representative

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

Estate No. 83459
96702 (1-21,1-28,2-4)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GLADYS C. SHIFFLETT

Notice is given that Nancy C. Reed, whose address is 3504 Madonna Lane, Bowie, MD 20715 was on January 7, 2010 appointed personal representative of the estate of Gladys C. Shifflett who died on December 18, 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 7th 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.

NANCY C. REED
Personal Representative

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

Estate No. 83572
96703 (1-21,1-28,2-4)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
IRENE M. MILANO

Notice is given that Vito Milano, whose address is 4009 Clagett Road, Hyattsville, MD 20782 was on January 19, 2010 appointed Personal Representative of the estate of Irene M. Milano, who died on January 3, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th 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.

VITO MILANO
Personal Representative

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

Estate No. 83656
96784 (1-28,2-4,2-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ARNETHA MALLOY

Notice is given that Janet Mcrae, whose address is 6714 Kipling Pkwy., District Heights, MD 20747 was on December 17, 2009 appointed personal representative of the estate of Arnetha Malloy who died on December 14, 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 17th day of June, 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.

JANET MCRAE
Personal Representative

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

Estate No. 83442
96704 (1-21,1-28,2-4)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANNIE PREAL WILLIAMS

Notice is given that Willie A. Williams, whose address is P.O. Box 1041, 304 Drew Avenue, Rich Square, NC 27869 was on December 15, 2009 appointed personal representative of the estate of Annie Preal Williams, who died on October 21, 2008 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 15th day of June, 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.

WILLIE A. WILLIAMS
Personal Representative

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

Estate No. 80682
96785 (1-28,2-4,2-11)

THE PRINCE GEORGE'S POST
WE WISH YOU A SAFE
WEEKEND AND
REMEMBER, DON'T DRINK ALCOHOL AND
DRIVE

LEGALS

Charles C. Iweanoge, Esquire
The Iweanoges' Firm, PC
1026 Monroe Street, NE
Washington, DC 20017
202-347-7026

Neil E. Johnson
3717 Decatur Ave., Suite One
Kensington, MD 20895
301-933-6212

Jason A. Deloach
11414 Livingston Road
Fort Washington, MD 20744
301-292-3300

Safia S. Kadir
18310 Montgomery Village
Avenue, Suite 400
Gaithersburg, MD 20879
301-977-8400

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD ALTON REDDIX, SR

Notice is given that Margaret Louise Malbon-Reddix, whose address is 5405 13th Avenue, Chillum, MD 20782 was on December 22, 2009 appointed personal representative of the estate of Richard Alton Reddix, Sr who died on December 7, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of June, 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 LOUISE MALBON-REDDIX
Personal Representative

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

96809Estate No. 83462
(1-28,2-4,2-11)

LEGALS

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)

LEGALS

Michael E. Quattrociocchi, Esquire
The Quattrociocchi Law Firm, PC
1026 Monroe Street, NE
Washington, DC 20017
202-347-7026

Neil E. Johnson
3717 Decatur Ave., Suite One
Kensington, MD 20895
301-933-6212

Jason A. Deloach
11414 Livingston Road
Fort Washington, MD 20744
301-292-3300

Safia S. Kadir
18310 Montgomery Village
Avenue, Suite 400
Gaithersburg, MD 20879
301-977-8400

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OPAL J. QUATTROCIOCCHI

Notice is given that Michael E. Quattrociocchi, whose address is 1900 Poplar Ridge Rd., Brandywine, MD 20613 was on January 6, 2010 appointed personal representative of the estate of Opal J. Quattrociocchi who died on October 30, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th 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.

MICHAEL E. QUATTROCIOCCHI
Personal Representative

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

96814Estate No. 83556
(1-28,2-4,2-11)

LEGALS

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 603 2nd AND MORE PARTICULARLY DESCRIBED AS TALBOTT ESTATES PT LOT 20 EQ .10 ACRES, ACCOUNT NO. 1085059, 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 09-01076

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:

Talbott Estates PT LOT 20 EQ .10 ACRES, Account No. 1085059, 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
96854(2-4,2-11,2-18)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water Management Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000) which identifies each application.

Address correspondence to: Nontidal Wetlands Division, Water Management Administration, 1800 Washington Boulevard, Baltimore, Maryland, 21230. Telephone (410) 537-3768. Written comments or requests for a hearing must be received on or before March 1, 2010.

PRINCE GEORGE'S COUNTY

200963010/09-NT-0344: CSX Transportation, Inc. has applied to restore emergent and forested nontidal wetlands. Permanent impacts include; 700 square feet of emergent nontidal wetland fill, 2,110 square feet of forested nontidal wetland restoration, and 5,970 square feet of emergent nontidal wetland restoration. Collington Branch is a Use I waterway. The project location is along the eastern side of the CSX Transportation train tracks approximately 450 feet to the east of 4815 Briercrest Court in Bowie, MD. Prince George's County, Maryland. For additional information, please contact Lisa Dosmann of the Nontidal Wetlands and Waterways Division at (410) 537-3559 or ldosmann@mde.state.md.us.

96882(2-4)

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

7905 ELMWOOD LANE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Sharon V. Armstrong dated July 21, 2007 and recorded in Liber 28355, Folio 251 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,700.00, 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 **FEBRUARY 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 \$27,000.00 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

96744(1-21,1-28,2-4)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SYLVIA ANTIONETTE MASSIE

Notice is given that Shelia Jackson, whose address is 2900 Kingsway Road, Fort Washington, MD 20744 was on December 8, 2009 appointed Personal Representative of the estate of Sylvia Antionette Massie, who died on October 12, 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 8th day of June, 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.

MARY ANN SANFORD
Personal Representative

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

96810Estate No. 83492
(1-28,2-4,2-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTON MCKINLEY SANFORD

Notice is given that Mary Ann Sanford, whose address is 3150 Ladyslipper Lane, Blacksburg VA 24060 was on December 28, 2009 appointed personal representative of the estate of Walton McKinley Sanford, who died on December 16, 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 June, 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.

SHELIA JACKSON
Personal Representative

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

96782Estate No. 83356
(1-28,2-4,2-11)

The Prince George's Post

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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

1765 COUNTRYWOOD COURT
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Copperfield Davies dated December 6, 2006 and recorded in Liber 26957, Folio 380 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$219,440.00, 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 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 \$28,000.00 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

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

406 CARMODY HILLS DRIVE
SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust from Melvin J. Young, Jr., Colette A. Hagans and Moral G. Hagans dated March 23, 1994 and recorded in Liber 9475, Folio 496 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$72,919.00, and an original interest rate of 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$5,200.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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Wishing you all a
Happy and
Safe
Weekend!!
Remember, Don’t
Drink and Drive!