

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
2007 Quebec Street, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Cidia Galdamez Leon, dated October 12, 2006, and recorded in Liber 26557 at folio 611 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 12:12 PM

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

LOT 6 IN BLOCK C IN A SUBDIVISION KNOWN AS "LE VALLE 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 \$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 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

96613 (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
7405 Albatross Court, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Ismael Shafi, dated July 27, 2007, and recorded in Liber 28443 at folio 426 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 12:09 PM

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

LOT 7, IN THE SUBDIVISION KNOWN AS "NAZARIO WOODS".

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 \$47,000.00 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

96612 (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
409 71st Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Fidel Bonilla and Jose R Bonilla, dated October 30, 2006, and recorded in Liber 29838 at folio 448 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 12:15 PM

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

LOT NUMBERED TEN (10), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "PLAT 2, PLEASANT VALLEY".

The property is improved by a dwelling.

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

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

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

96614 (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

6116 SOUTHGATE DRIVE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Fred B. Eubanks dated November 21, 2005 and recorded in Liber 26786, Folio 617 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$149,000.00, 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 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 \$18,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

96689 (1-21,1-28,2-4)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 9001 3rd Street, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Tomas R. Vivar and Eufrosina R. Guzman, dated August 30, 2006, and recorded in Liber 25983 at folio 503 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

JANUARY 26, 2010
 AT 12:09 PM

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

LOT NUMBERED EIGHT (8) IN A BLOCK NUMBERED FOURTEEN (14) IN A SUBDIVISION KNOWN AS "HYNESBORO 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96474 (1-7,1-14,1-21)

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
 4100 22nd Avenue, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Alexander Williams, Jr., dated November 28, 2005, and recorded in Liber 23643 at folio 105 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

JANUARY 26, 2010
 AT 12:00 NOON

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

LOT NUMBERED THREE (3) IN BLOCK LETTERED "H" AS SHOWN ON THE PLAT OF SUBDIVISION KNOWN AS AND ENTITLED "HILLCREST TERRACE".

The property is improved by a dwelling.

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

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

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

96471 (1-7,1-14,1-21)

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
 9214 Fairlane Place, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Olutoyin Oguntolu and Oladapo Akinyemi Oguntolu, dated April 17, 2006, and recorded in Liber 28278 at folio 337 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

JANUARY 26, 2010
 AT 12:15 PM

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

LOT NUMBERED FOUR (4) IN BLOCK LETTERED "N" IN A SUBDIVISION KNOWN AS "PLAT 1, LOTS 1 THROUGH 45 AND PARCEL 2, BLOCK "N", (RESUBDIVISION OF PARCELS A, B, C, D, AND E, BENTLEY GROVE) MONTEPELIER HILLS".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 & LAURA H.G. O'SULLIVAN
 Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

96476 (1-7,1-14,1-21)

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
 6108 87th Avenue, New Carrollton, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Juan Carlos Espinoza, dated August 10, 2006, and recorded in Liber 26077 at folio 229 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

JANUARY 26, 2010
 AT 12:06 PM

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

LOT NUMBERED SIXTEEN (16) IN BLOCK "X" IN THE SUBDIVISION KNOWN AS "CARROLLTON".

The property is improved by a dwelling.

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

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

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

96473 (1-7,1-14,1-21)

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
 5019 Geronimo Street, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Ana Santana De Fabian aka Ana Milagro Santana, dated March 14, 2007, and recorded in Liber 28164 at folio 391 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

JANUARY 26, 2010
 AT 12:21 PM

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

LOT NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED THIRTEEN (13), IN THE SUBDIVISION KNOWN AS "ADDITION TO DANIELS PARK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$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 8.9% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96478 (1-7,1-14,1-21)

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
 312 POTOMAC RIDGE DR, FORT WASHINGTON,
 Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from KADIATU G. KARGBO, dated March 31, 2006, and recorded in Liber 25885 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

JANUARY 26, 2010
 AT 12:12 PM

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

LOT 8, 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 Substitute Trustees may determine, at their sole discretion, for \$58,000.00 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

96475 (1-7,1-14,1-21)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 6206 Foote Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Rusty Mason, dated March 31, 2008, and recorded in Liber 29630 at folio 555 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

JANUARY 22, 2010
 AT 12:03 PM

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

LOTS NUMBERED FORTY (40) AND FORTY-ONE (41), IN BLOCK LET-TERED "K", IN A SUBDIVISION KNOWN AS "FAIRMONT 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 dis-cretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting pur-chaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchas-er. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstand-ing water bills, if any, incurred prior to the date of sale. Cost of all docu-mentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be lim-ited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be respon-sible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96470 (1-7,1-14,1-21)

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
 12413 James Madison Lane, Glenn Dale, Maryland 20769

By virtue of the power and authority contained in a Deed of Trust from Brian O. Porter and Carolyn D. Porter, dated July 28, 2006, and recorded in Liber 26347 at folio 697 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

JANUARY 26, 2010
 AT 12:18 PM

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

LOT 6, BLOCK B, AS SHOWN ON A PLAT ENTITLED "PLAT TWO, GABRIELS RUN" .

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$69,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting pur-chaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchas-er. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstand-ing water bills, if any, incurred prior to the date of sale. Cost of all docu-mentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be lim-ited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be respon-sible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96477 (1-7,1-14,1-21)

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
 2300 Cannonball Court, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Merle O. Livingston, Jr., dated April 24, 2007, and recorded in Liber 28484 at folio 140 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

JANUARY 26, 2010
 AT 12:27 PM

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

LOT 18 IN BLOCK B, PLAT FOUR, NEIGHBORHOOD SIX, OLD FORT HILLS.

The property is improved by a dwelling.

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

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

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

96480 (1-7,1-14,1-21)

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

JANUARY 26, 2010
 AT 12:24 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 dis-cretion, 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 pur-chaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchas-er. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstand-ing water bills, if any, incurred prior to the date of sale. Cost of all docu-mentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be lim-ited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be respon-sible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96479 (1-7,1-14,1-21)

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
 7702 Hanover Parkway, # 101, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Monica L. Petty, dated October 20, 2006, and recorded in Liber 26627 at folio 207 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 2, 2010
 AT 12:12 PM

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

UNIT NUMBERED EIGHTEEN (18) IN A HORIZONTAL PROPERTY REGIME KNOWN AS "GREENBRIAR CONDOMINIUM - PHASE I".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, 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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting pur-chaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchas-er. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstand-ing water bills, if any, incurred prior to the date of sale. Cost of all docu-mentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be lim-ited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be respon-sible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

96622 (1-14,1-21,1-28)

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

TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 1913 Forest Park Drive, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Teandre Taylor and Steven Taylor, dated December 6, 2006, and recorded in Liber 27013 at folio 140 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

FEBRUARY 2, 2010
 AT 12:15 PM

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

LOT NO. 327, BLOCK B, AS SHOWN ON THE PLAT ENTITLED "PLAT 2, SECTION THREE, PART OF BLOCK "B" FORESTVILLE PARK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the suc-cessful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.75% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the notehol-der 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 pub-lic 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 responsi-ble 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

96623 (1-14,1-21,1-28)

THE PRINCE GEORGE’S POST NEWSPAPER

* CALL 301-627-0900 * FAX 301-627-6260 *

EMAIL: BBOICE@PGPOST.COM

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 1801 Drexel Street, #108, Hyattsville, Prince George's County, Maryland, 20783.

By virtue of the power and authority contained in the Master Deed recorded June 20, 1973, in Liber 4236 at folio 881, et. seq., among the Land Records of Prince George's County, Maryland, as amended by an Amendment of the Master Deed and Bylaws recorded in Liber 4251 at folio 664, et seq., among the aforesaid Land Records, and the By-Laws of Riggs Hill Condominium, Inc., recorded in Liber 4236 at folio 897, among the aforesaid Land Records, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, **Riggs Hill Condominium, Inc. v. Johnnie Davis, Jr.** Case No: CAE 09-15519, 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 Trust-ees to sell at public auction on:

**JANUARY 25, 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:

Condominium Unit numbered 14 in Building lettered "A", in Section IV, in RIGGS HILL CONDOMINIUM, as established pursuant to a certain Master Deed of Foxel Conversion Company, a Maryland corporation, dated June 15, 1973, and recorded among the Land Records of Prince George's County, Maryland in Liber 4236 at folio 881, and pursuant to the appropriate plats described in the said Master Deed and recorded among the aforesaid Land Records in Condominium Building Plan Book WWW 84 at Plans 42 through 45 inclusive, and re-recorded in Plan Book WWW 84 at Plans 94 through 97, inclusive, and pursuant to the Amendatory Deed recorded in Liber 4259 at folio 664, and the appropriate plats described in said Amendatory Deed recorded in Condominium Plan Book WWW 84 at Plans 98 through 100, inclusive, and in Plat Book WWW 86 at Plan #1]] and pursuant to the Amendatory Deed recorded in Liber 4285, folio 752, and the appropriate plats described in said Amendatory Deed recorded in Condominium building Plan Book WWW 86 at Plans 49 and 50, inclusive.

TOGETHER WITH the improvements thereto, and the rights and appurtenances thereto belonging or appertaining, and particularly the rights in common with others in the common elements of the aforesaid condominium and all other rights and privileges of a Condominium Unit, subject to the obligation of such owner, all as more fully described in the aforesaid Condominium 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.

TERMS OF SALE

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

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

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars (\$5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit.

At settlement, the balance of the purchase price with interest thereon at the rate of eight percent (8%) 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
96468 (1-7,1-14,1-21)

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 7402 18th Avenue, #111, Hyattsville, Prince George's County, Maryland, 20783.

By virtue of the power and authority contained in the Master Deed recorded June 20, 1973, in Liber 4236 at folio 881, et. seq., among the Land Records of Prince George's County, Maryland, as amended by an Amendment of the Master Deed and Bylaws recorded in Liber 4251 at folio 664, et seq., among the aforesaid Land Records, and the By-Laws of Riggs Hill Condominium, Inc., recorded in Liber 4236 at folio 897, among the aforesaid Land Records, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, **Riggs Hill Condominium, Inc. v. Wilma B. Young a/k/a Wilma B. Young Jones** Case No: CAE 09-25040, 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:

**JANUARY 25, 2010
AT 2:40 P.M.**

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

Condominium Unit numbered 11 in Building lettered I, in Section III, in RIGGS HILL CONDOMINIUM, as established pursuant to a certain Master Deed of FOXEL CONVERSION COMPAY, INC., a Maryland corporation, dated June 15, 1973, and recoded among the Land Records of Prince George's County, Maryland, in Liber 4236 at folio 881, and pursuant to the appropriate plats described in said Master Deed and recorded among the aforesaid Land Records in Condominium Building Plan Book WWW 84 at Plans 42 through 45, inclusive, and re-recorded in Plan Book WWW 84 at Plans 94 through 97, inclusive, and pursuant to the Amendatory Deed recorded in Liber 4259 at folio 664, and the appropriate plats described in said Amendatory Deed recorded in Condominium

LEGALS

Building Plan Book WWW 84 at Plans 98 through 100, inclusive, and in Plan Book WWW 86 at Plan #1, and pursuant to the Amendatory Deed recorded in Liber 4285, folio 752, and the appropriate plats described in said Amendatory Deed recorded in Condominium Building Plan Book WWW 86 at Plans 49 and 50, inclusive; and pursuant to the Amendatory Deed recorded in Liber 4306, folio 65, and the appropriate plats described in said Amendatory Deed recorded in Condominium Building Plan Book 86 at Plats 70 through 73, inclusive; and pursuant to Amendatory Deed recorded in Liber 4369 at folio 17, and the appropriate plats described in said Amendatory Deed recorded in Condominium Building Plan Book WWW 88 at Plans 95 and 96, inclusive. Being situated in the 17th Election District.

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.

TERMS OF SALE

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

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

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars (\$5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit.

At settlement, the balance of the purchase price with interest thereon at the rate of eight percent (8%) 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 thereaf-ter 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

96469 (1-7,1-14,1-21)

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

**6308 HIL MAR DRIVE, UNIT 8-3
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Cornelius Young dated July 3, 2006 and recorded in Liber 27745, Folio 232 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$156,700.00, and an original interest rate of 8.375, 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 **JANUARY 26, 2010 AT 11:00 AM.**

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

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

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

96506 (1-7,1-14,1-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

12911 Paca Drive, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Juan A. Ventura-Ferman, dated August 10, 2006, and recorded in Liber 25976 at folio 021 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**FEBRUARY 2, 2010
AT 12:27 PM**

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

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

The property is improved by a dwelling.

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

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

96641 (1-14,1-21,1-28)

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

**7109 SUGRUE COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Charles Andrews, Jr. dated October 31, 2007 and recorded in Liber 28987, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$319,725.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 26, 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.

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

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

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

96467 (1-7,1-14,1-21)

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

90 Daimler Drive, #26, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Roselyn O. Onungwa, dated December 20, 2006, and recorded in Liber 28055 at folio 413 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

JANUARY 26, 2010
 AT 12:42 PM

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

UNIT 26 IN THE SUBDIVISION KNOWN AS CONDOMINIUM UNIT 1 THRU 10, CENTRAL PARK CONDOMINIUM.

The property is improved by a dwelling.

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

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

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

96504 (1-7,1-14,1-21)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

3801 Ducksfoot Terrace, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Kadija Y Sesay and Mohamed A Sesay, dated January 25, 2007, and recorded in Liber 27378 at folio 331 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

FEBRUARY 2, 2010
 AT 12:21 PM

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

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

The property is improved by a dwelling.

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

THE PROPERTY WILL BE SOLD SUBJECT TO AN ANNUAL FRONT FOOT BENEFIT FOR WATER AND SEWER. PURCHASER SHALL ASSUME RESPONSIBILITY OF FEES.

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 \$83,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting 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

96625 (1-14,1-21,1-28)

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

12909 Bay Hill Drive, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Susie Kang and Chong Y Kwak, dated July 28, 2006, and recorded in Liber 26340 at folio 212 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 12:18 PM

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

LOT 11, BLOCK "B", AS SHOWN ON A PLAT ENTITLED "PHASE FIVE, PLAT THREE, CROSS CREEK CLUB".

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

96616 (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

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)

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

13305 Van Brady Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Marcelino Martinez, dated November 16, 2005, and recorded in Liber 24453 at folio 758 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 12:21 PM

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

BEGINNING AT AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF VAN BRADY ROAD (30FT. WIDE) AND BEING THE MOST NORTHEASTERLY CORNER OF PARCEL D AS SHOWN ON A SURVEY PLAT PREPARED BY W.L. MEEKINS, INC. LAND SURVEYORS DATED JULY 14, 1992.

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 \$40,000.00 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

96617 (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

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. LATT
 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)

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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

9089 HARDESTY DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Areyal L. Hall dated March 21, 2006 and recorded in Liber 24730, Folio 162 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, 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 **JANUARY 26, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$30,500.00 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

96517 (1-7,1-14,1-21)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12717 KINCAID LANE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Nicholle Noel Brace dated May 22, 2006 and recorded in Liber 025233, Folio 0351 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$258,750.00, and an original interest rate of 7.875, 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 **JANUARY 26, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$27,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

96518 (1-7,1-14,1-21)

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

7014 EAST FOREST ROAD
HYATTSVILLE/LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Melissa R. Richardson and Erica A. Richardson dated March 23, 2007 and recorded in Liber 27834, Folio 271 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,536.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 26, 2010 AT 11:00 AM.**

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

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

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

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

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

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

96513 (1-7,1-14,1-21)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7507 WILLOW HILL DRIVE
LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Terry Floyd dated December 11, 1998 and recorded in Liber 12706, Folio 598 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$139,000.00, 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 **JANUARY 26, 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 \$12,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

96514 (1-7,1-14,1-21)

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

10305 CLEARWATER COURT
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Barbara Caldwell and Richard W. Ward dated June 23, 2005 and recorded in Liber 22860, Folio 603 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,500.00, 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 **JANUARY 26, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$30,500.00 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

96515 (1-7,1-14,1-21)

NOTICE OF COMMUNITY FORUM
HOUSING AND COMMUNITY NEEDS
PRINCE GEORGE'S COUNTY, MARYLAND

Prince George's County Department of Housing and Community Development (DHCD) is developing the Consolidated Plan for Housing and Community Development covering fiscal years 2011 through 2015, and hereby solicits public comment from residents of the County. The Consolidated Plan is a collaborative process through which a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to plan strategically with citizen participation in a comprehensive context, and to reduce duplication of effort at the local level. The Consolidated Plan is also the means to meet the federal funding requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs; Community Development Block Grant-Recovery (CDBG-R) program, Neighborhood Stabilization Program (NSP) program, and the Homelessness Prevention & Rapid Re-housing Recovery Program (HPRP).

To solicit comments from the residents of Prince George's County and to obtain citizens' views on the priority needs for housing, special populations, general public services, community infrastructure, economic development and revitalization a Community Forum will be held:

Date: Tuesday, February 9th, 2010
Time: 6:30 p.m. to 9:00 p.m.
Place: Sports and Learning complex
8001 Sherriff Road, Landover, MD

Sign language for the hearing impaired and interpretive services can be made available. To request these services, contact Ms. Dianne Thomas (301) 883-5576. The Department's TTY is (301) 883-5428.

Written comments may be sent to the Prince George's County Department of Housing and Community Development (DHCD) at 9400 Peppercorn Place, Suite 100, Largo, Maryland 20774 until March 1, 2010. For more information, please contact Mr. Lloyd Baskin at 301-883-5570.

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

By Authority of:
James E. Johnson, Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Date: January 21, 2010

96721

(1-21)

THE PRINCE
GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

EMAIL: bboice@pgpost.com

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CASSANDRA JEAN THOMPSON

Notice is given that Shelita L. Thompson, whose address is 2650 Rainy Spring Court, Odenton, MD 21113 was on December 14, 2009 appointed personal representative of the estate of Cassandra Jean Thompson who died on December 4, 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 14th 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.

SHELITA L. THOMPSON
Personal Representative

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

Estate No. 83402
(1-14,1-21,1-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD N. BROWN

Notice is given that Brenda Churchwell, whose address is 7511 Old Sandy Spring Rd., Laurel, MD 20707 was on December 10, 2009 appointed personal representative of the estate of Richard N. Brown, who died on August 30, 2009 with-out a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 10th day of 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.

BRENDA CHURCHWELL
Personal Representative

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

Estate No. 83380
(1-14,1-21,1-28)

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 1, 2010**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 4657B 1979 Watkins 27Ft Boat
HIN# WYM27204M79G
MD# 4682C
Port Annapolis Marina
7074 Bembe Beach Rd
Annapolis

LOT# 4361 2007 Dodge Magnum
VIN# 2D4FV47T77H851496

Complete Auto Body
2360 Crain Highway
Waldorf

LOT#4422 1966 Ford Galaxy 500
VIN# 6N66Z171022
Steed's Auto
9302 Tulsmere Rd
Randallstown

LOT# 4457B 1980 Tahiti 19Ft Boat
HIN# TAH29875M80B
REG# DL05375C
Caribbean Cargo DC
5108 Buchanan Street, Unit C
Hyattsville

LOT# 4467 2002 Ford Taurus
VIN# 1FAFP5632A269642
Best Auto Body Collision
3315 Pulaski Hwy
Baltimore

LOT# 4468 2003 Buick Century
VIN# 2G4WS52J731191511
Best Auto Body Collision
3315 Pulaski Hwy
Baltimore

LOT# 4473 2003 Jeep Liberty
VIN# 1J4GL48K93W719858
A Plus Auto Repair and Service Inc
943 N Frederick Ave
Gaithersburg

LOT# 4474 1987 Jeep Wrangler
VIN# 2BCCV8113HB521715
Al's Auto
3329 Superior Lane
Bowie

LOT#4475 1997 Ford F150 Truck
VIN# 2FTDX17W7VCA02373
Sheehy Ford
5000 Auth Road
Marlow Heights

LOT# 4658B 2006 Hunter 21Ft Boat
HIN# HUN22401D505
MD# 7259BU
Port Annapolis Marina
7074 Bembe Beach Rd
Annapolis

LOT# 4452 1995 Volkswagon Golf
VIN# 3VWFC81H4SM047307
Brigde Auto Repair
5 N Philadelphia Avenue
Ocean City

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

96642 (1-14,1-21)

NOTICE

MARTIN L. GOOZMAN and
JEFFREY W. BERNSTEIN
Substitute Trustees

Plaintiffs

vs.

FELICIA EVERETT-BLAKE
and
BRUCE BLAKE

Defendants

In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 09-11717

NOTICE is hereby given this 11th 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 an unimproved subdivision lot located at 12501 Settles Court, Fort Washington, Maryland 20744, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of February, 2010, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 11th day of February, 2010.

The Report states the amount of sale to be \$110,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

96635 (1-14,1-21,1-28)

NOTICE

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

v.

Touani Francois, et al.

Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-03800

Notice is hereby given this 7th 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 8th 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 8th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$296,561.45. The property sold herein is known as 2529 St. Clair Drive, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk

96491 (1-14,1-21,1-28)

LEGALS

STATE OF NORTH CAROLINA
COUNTY OF WAKE

NOTICE OF SERVICE BY
PUBLICATION

RENEE MCPHERSON DUTY,
AND BRANDON WELLS DUTY,

vs.

Plaintiffs

CHARLES RUDOLPH FORD,

Defendant

IN THE GENERAL COURT OF
JUSTICE SUPERIOR COURT
DIVISION
FILE NO. 09 CVS 20973

TO: CHARLES RUDOLPH FORD

TAKE NOTICE THAT:

A pleading seeking relief against you has been filed in the above entitled action and Notice of Service of Process by Publication began on January 14, 2010.

The nature of the relief being sought is as follows: A civil action seeking an award against you for negligence in a January 16, 2009 automobile collision causing plaintiffs bodily injuries.

You are required to make defense to such pleading not later than forty (40) days after the date of the first publication of notice stated above, being forty (40) days after January 14, 2010, or by February 23, 2010, and upon failure to do so the party seeking service of process by publication will apply to the court for the relief sought.

This the 11th day of January, 2010.

VAN CAMP, MEACHAM &
NEWMAN, PLLC
Attorneys for the Plaintiffs
BY: Thomas M. Van Camp
State Bar # 16872
Post Office Box 1389
Pinehurst, North Carolina 28370
(910) 295-2525

96644 (1-14,1-21,1-28)

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

In the Matter of:

Victoria T. Starks, Minor

Guardianship No. GD-09958

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Victoria T. Starks** an infant female born on November 9, 1996 at Holy Cross Hospital, Silver Spring, MD to Vernzella Y. Starks and Terry White, having been filed, it is this 22nd day of December, 2009.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Trry White, the natural father of the aforementioned child is hereby notified that the aforementioned petition for the guardianship of the property has been filed, stating the last known address of respondent as unknown. Respondent, Terry White, is hereby notified to show cause on or before the 22nd day of February, 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

96495 (1-7,1-14,1-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE K. MOOMEY

Notice is given that James Moomey, whose address is 601 Westchester Park Dr., #203, College Park, MD 20740 was on January 5, 2010 appointed personal representative of the estate of Katherine K. Moomey who died on October 25, 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.

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

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

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

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

JAMES MOOMEY
Personal Representative

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

Estate No. 83084
96488 (1-14,1-21,1-28)

Melissa A. Pryce
Henry & Associates
9701 Apollo Drive, Suite 201
Largo, Maryland 20774
301-925-7900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL NADINE WHITE

Notice is given that Kanitha Thompson, whose address is 4509 34th Street, Brentwood, Maryland 28314 was on December 17, 2009 appointed personal representative of the estate of Cheryl Nadine White, who died on October 18, 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 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.

KANITHA THOMPSON
Personal Representative

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

Estate No. 83435

96487 (1-14,1-21,1-28)

NOTICE

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

vs.

Substitute Trustees

DEON LUCAS NKA DEON
LUCAS JONES
3249 Prince Ranier Place
District Heights, MD 20747

and

CARL JONES
3249 Prince Ranier Place
District Heights, MD 20747

Defendant(s)

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

Case No. CAE 09-21352

Notice is hereby given this 8th 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 3249 Prince Ranier Place, 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 8th 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 8th day of February, 2010, next.

The Report of Sale states the amount of sale to be Three Hundred Fourteen Thousand, Seven Hundred and 00/100 Dollars (\$314,700.00).

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

True Copy—Test:
Peggy Magee, Clerk

96632 (1-14,1-21,1-28)

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)

LEGALS

Melvin L. Schneider
7701 Greenbelt Rd., Suite 202
Greenbelt, MD 20770
301-982-4800

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WOO HYUN AHN

Notice is given that Soon Dong Ahn, whose address is 4238 Ferncreek Drive, Fayetteville, NC 28314 was on December 10, 2009 appointed personal representative of the estate of Woo Hyun Ahn, who died on November 24, 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 10th 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.

SOON DONG AHN
Personal Representative

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

Estate No. 83371

96497 (1-7,1-14,1-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOLITA G. REESE

Notice is given that Sandra Reese, whose address is 620 8th Street, Laurel, MD 20707 was on January 5, 2010 appointed personal representative of the estate of Lolita G. Reese who died on February 23, 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.

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.

SANDRA REESE
Personal Representative

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

Estate No. 82663

96489 (1-14,1-21,1-28)

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

True Copy—Test:
Peggy Magee, Clerk

96717 (1-21,1-28,2-4)

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 8, 2010**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of

LEGALS

NOTICE

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

Plaintiffs

vs.

Luis E. Fuentes Martinez and
Juana Cruz

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-31872

ORDERED, this 11th day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10917 Bond Road, 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 11th 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 11th day of February, 2010, next.

The report states the amount of sale to be \$146,250.00.

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

True Copy—Test:
Peggy Magee, Clerk
96637 (1-14,1-21,1-28)

NOTICE

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

v.

Delozier Simpkins

Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-29562

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

The Report of Sale states the amount of the foreclosure sale price to be \$52,642.31. The property sold herein is known as 7228 Donnell Place Unit # D4, District Heights, MD 20747.

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

True Copy—Test:
Peggy Magee, Clerk
96492 (1-14,1-21,1-28)

NOTICE

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

v.

Elena B. Rodriguez, et al.

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-28494

Notice is hereby given this 11th 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 11th 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 11th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$359,270.48. The property sold herein is known as 2526 Buck Lodge Road, Hyattsville, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk
96636 (1-14,1-21,1-28)

NOTICE

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

v.

Amalia A. Hines, et al.

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-28577

Notice is hereby given this 11th 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 11th 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 11th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$156,687.58. The property sold herein is known as 1804 Metzertott Road, #A-5, Hyattsville, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk
96645 (1-14,1-21,1-28)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Michelle M. Latta,
Substitute Trustees

Plaintiffs

vs.

Tomakie Washington and
Andre L. Washington

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-22839

ORDERED, this 8th day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 14200 Farnsworth Lane, Unit 207, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Michelle M. Latta, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th 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 8th day of February, 2010, next.

The report states the amount of sale to be \$128,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
96630 (1-14,1-21,1-28)

NOTICE

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

v.

Moses James, et al.

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-28191

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

The Report of Sale states the amount of the foreclosure sale price to be \$115,584.14. The property sold herein is known as 4704 Hidden Pine Lane, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk
96631 (1-14,1-21,1-28)

NOTICE

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

v.

Delores Savage, et al.

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-32421

Notice is hereby given this 11th 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 11th 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 11th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$225,418.92. The property sold herein is known as 8501 Nicholson Street, New Carrollton, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk
96638 (1-14,1-21,1-28)

NOTICE

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

v.

Bolade T. Apelogun

Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 09-29561

Notice is hereby given this 11th 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 11th 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 11th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$48,600.00. The property sold herein is known as 1824 Metzertott Road Bldg. 16 Unit B-2, Hyattsville, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk
96646 (1-14,1-21,1-28)

LEGALS

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Michelle M. Latta,
Substitute Trustees

Plaintiffs

vs.

Fatoumata Sacko and
Mamadou Sacko

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-16948

ORDERED, this 8th day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 14918 Ashford Place, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Michelle M. Latta, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th 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 8th day of February, 2010, next.

The report states the amount of sale to be \$211,905.00.

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

True Copy—Test:
Peggy Magee, Clerk
96633 (1-14,1-21,1-28)

NOTICE

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

v.

Eugene A. Mackie

Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAE 08-38629

Notice is hereby given this 11th 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 11th 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 11th day of February, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$298,164.39. The property sold herein is known as 720 Rittenhouse Street, Hyattsville, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk
96639 (1-14,1-21,1-28)

NOTICE

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

Plaintiffs

vs.

Cameron Jefferson

Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-29302

ORDERED, this 8th day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4525 32nd Street, Mount Rainier, Maryland 20712 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th 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 8th day of February, 2010, next.

The report states the amount of sale to be \$233,593.57.

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

True Copy—Test:
Peggy Magee, Clerk
96494 (1-14,1-21,1-28)

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)

NOTICE

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

Plaintiffs

vs.

Natalie Berry

Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-29303

ORDERED, this 8th day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3704 Holloway Place, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th 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 8th day of February, 2010, next.

The report states the amount of sale to be \$414,906.06.

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

True Copy—Test:
Peggy Magee, Clerk
96634 (1-14,1-21,1-28)

NOTICE

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

Plaintiffs

vs.

Dimitri T. Lee

Defendant

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-24010

ORDERED, this 11th day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12410 Persimmon Court, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O’Sullivan, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th 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 11th day of February, 2010, next.

The report states the amount of sale to be \$140,250.00.

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

True Copy—Test:
Peggy Magee, Clerk
96640 (1-14,1-21,1-28)

NOTICE

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

Plaintiffs

vs.

Mohammed Kamara and
Margaret Kamara

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Civil No. CAE 09-28555

ORDERED, this 8th day of January, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 14003 Reverend Boucher Place, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th 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 8th day of February, 2010, next.

The report states the amount of sale to be \$176,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
96493 (1-14,1-21,1-28)

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 09-19147

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
96701 (1-21,1-28,2-4)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George’s County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for the proposed Replacement of Bridge No. P0309 Bock Road over Henson Creek, Contract Number 836-H (E), will be received until February 11, 2010, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Seventy Five Dollars (\$175.00) will be charged for the purchase of the contract documents, and Fifty Dollars (\$50.00) will be charged for the Cross Sections which are available for review on Tuesday, January 19, 2010, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George’s County, Maryland.

2. The estimated value of the Contract is classified with the letter designation “E” in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01.

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Engineer’s Office Type B
1	LS	Maintenance of Traffic
1	LS	Mobilization
5515	CY	Class 1 Excavation
23,260	CY	Borrow Excavation
1	LS	Maintenance of Stream Flow
1	LS	Temporary Bridge
1	LS	Removal of Existing Structure
1,000	CY	Structure Excavation (Class 3)
2,580	LF	18” Concrete Filled Steel Pipe Piles
1	LS	Footing Concrete
1	LS	Substructure Concrete
1	LS	Superstructure Concrete
1	LS	Parapet Concrete
1	LS	Pre-stressed Concrete Beams
14,438	SY	Four Inch (4”) Graded Aggregate Base
3,652	TON	Hot Mix Asphalt Superpave 19.0 mm, PG 64-22, Level 2
1,762	TON	Hot Mix Asphalt Superpave 12.5 mm, PG 64-22, Level 2
2,563	LF	Standard Prince George’s County Curb and Gutters
13,417	SF	Five Inch (5”) Concrete Side Walk
1,849	LF	Galvanized Traffic Barrier W Beam Using 8ft Posts

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked “Replacement of Bridge No. P0309 Bock Road over Henson Creek, Contract No. 836-H(E)”

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on Tuesday, February 2, 2010 at 10:00 am local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

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

96629 (1-14,1-21,1-28)

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

MORTGAGE ASSIGNEES' SALE OF IMPROVED
REAL PROPERTY

**10133 PRINCE PLACE, UNIT # 204
UPPER MARLBORO, MD 20774</**

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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

11806 BROOKEVILLE LANDING COURT
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Herbert White and Joy White dated July 26, 2006 and recorded in Liber 26083, Folio 583 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$460,000.00, and an original interest rate of 7.375, 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 \$56,200.00 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,
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

96766 (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

12504 BLUE PONDS TERRACE
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Roy S. Kwan dated March 22, 2007 and recorded in Liber 27810, Folio 423 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,500.00, and an original interest rate of 10.750, 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 \$28,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

96768 (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

10401 WESTWOOD PLACE
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Melvin Gilchrist and Floriece Gilchrist dated July 26, 2004 and recorded in Liber 20596, Folio 158 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$271,500.00, 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 9, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

96767 (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

7916 POLK STREET
GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust from Ena Mitchell and Clint Mitchell dated July 18, 2007 and recorded in Liber 28284, Folio 365 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$290,000.00, and an original interest rate of 7.000, 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 \$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

96769 (1-21,1-28,2-4)

The
Prince
George's
Post

Call
301-627-0900

or
Fax
301-627-6260

Have a Very

Safe

Weekend

And

Remember,

Don't Drink

and Drive!

LEGALS

NOTICE TO CONTRACTORS

**** MANDATORY SUBCONTRACTING:** This bid requires twenty percent (20%) subcontracting to a Prince George's County Certified Minority in accordance with Subtitle 10A-136 of the Prince George's County Government Procurement Regulations and Law:

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

Request to Bid No.: **10-0005**; Project No.: **OCS 10-0005 Restoration of the CAB Garage, Phase II.**

APPROXIMATE COST: \$ N/A
ARCHITECT/ENGINEER: Alpha Corporation
NON-REFUNDABLE SPEC. FEES: \$55.00
DRAWING/SPECIFICATIONS AVAILABLE: January 21, 2010 at 2:00 p.m.
*PRE-BID CONFERENCE: February 2, 2010 at 1:30 p.m. at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772
*BID PRICE RESPONSE DUE DATE: February 25, 2010 at 3:00 p.m.
PROJECT MANAGER: Tom Barton 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 January 21, 2010.

Contractors interested in submitting a bid on the project listed above should direct inquire 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, telephone Alicia Proctor (301) 883-6448/817-4385 or email at amproctor@co.pg.md.us.

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

96607 (1-21)

NOTICE TO CONTRACTORS

**** MANDATORY SUBCONTRACTING:** This bid requires twenty percent (20%) subcontracting to a Prince George's County Certified Minority in accordance with Subtitle 10A-136 of the Prince George's County Government Procurement Regulations and Law:

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

Request to Bid No.: **10-0004**; Project No.: **OCS 10-0004 Restoration of the Marlboro Justice Center Garage.**

APPROXIMATE COST: \$ N/A
ARCHITECT/ENGINEER: KCI Technologies
NON-REFUNDABLE SPEC. FEES: \$55.00
DRAWING/SPECIFICATIONS AVAILABLE: January 21, 2010 at 2:00 p.m.
*PRE-BID CONFERENCE: February 2, 2010 at 3:00 p.m. at 14735 Main Street, Upper Marlboro, Maryland 20772
*BID PRICE RESPONSE DUE DATE: February 24, 2010 at 3:00 p.m.
PROJECT MANAGER: Abdul Saadu 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.**

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

96608 (1-21)

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: 2/11/10 @ 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

96609 (1-21)

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
2800 Moores Plains Boulevard, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Alicia Dennis, dated February 23, 2007, and recorded in Liber 27282 at folio 601 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 12:09 PM

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED R, IN THE SUBDIVISION KNOWN AS "PLAT TWENTY-NINE, BEECH TREE-EAST VIL-LAGE", SUBJECT TO A WATER & SEWER UTILITY ASSESSMENT RECORDED AT LIBER 19509 FOLIO 713.

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

96686 (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
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 ELEC-TION 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
1826 Porter Avenue, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Jose Mauricio Arevalo, dated October 14, 2005, and recorded in Liber 24200 at folio 409 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 12:06 PM

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

LOT NUMBERED TWENTY-SIX-A (26A) BEING THE NORTHERLY 50 FOOT FRONT BY FULL DEPTH OF LOT 26 IN BLOCK NUMBERED 27 IN A SUBDIVISION KNOWN AS "COX'S ADDITION TO DUPONT 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 \$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 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

96691 (1-21,1-28,2-4)

THE PRINCE GEORGE'S POST

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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 & Attornee
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 09-37765**

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.

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 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)

LEGALS

File: 09-PG-DR-5210

ORDER OF PUBLICATION

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

vs.

Maria C. Delcid, and
Jose L. Delcid, and
William M. Savage, Trustee, and
Jason Murphy, Trustee, and
Kristine Brown, Trustee 09, and
Erik W. Yoder, Trustee, and
John S. Burson, Trustee, and
Gregory N. Britto, Trustee, and
Troy Gotschall, Trustee, and
Ameriquest Mortgage Company, successor by merger with Long Beach Mortgage Company, and Deutsche Bank National Trust Company, as Trustee for Long Beach 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 19 of Prince George's County, described as follows: Account No. 213952-5; known as T-DT S/B 08/02/04 L20031 F380. Street address of 4608 Tuckerman St.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-37116

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
96586 (1-21,1-28,2-4)

File: 09-PG-DR-5250

ORDER OF PUBLICATION

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

vs.

DUD, L.L.C., and
Wiliam J. Ziegler, Trustee, and
Edward P. Barker, Trustee, and
Branch Banking and Trust, 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 02 of Prince George's County, described as follows: Account No. 012567-4; known as RADIANT VALLEY. Street address of 6726 Parkwood St.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-37117

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
96587 (1-21,1-28,2-4)

File: 09-PG-DR-5253

ORDER OF PUBLICATION

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

vs.

William Dudley, and
Wilma Dudley, 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. 219689-7; known as EDWARD ESTATES. Street address of 3620 Edwards St.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-37118

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
96588 (1-21,1-28,2-4)

File: 09-PG-DR-5184

ORDER OF PUBLICATION

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

vs.

Susan Darby, and
Edgar Darby, and
Prince George's County, Maryland, and
Mortgage Two Corporation, and
Household Finance Corp III, 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 12 of Prince George's County, described as follows: Account No. 121308-1; known as HILLCREST HEIGHTS. Street address of 4204 19th Ave.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-37119

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
96589 (1-21,1-28,2-4)

File: 09-PG-DR-5537

ORDER OF PUBLICATION

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

vs.

Personal Touch Investments Inc., and
Prince George's County, Maryland, and
Byron L. Huffman, Trustee, and
B. Sean A. Radin, and
Granite Finance, LLC, 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 15 of Prince George's County, described as follows: Account No. 177802-6; known as SPECIAL EXCEPTION-DAYCARE. Street address of 7604 S Osborne Rd.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39534

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 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 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
96590 (1-21,1-28,2-4)

File: 09-PG-DR-5543

ORDER OF PUBLICATION

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

vs.

Michael J. Quattlebaum, and
Prince George's County, Maryland, and
Household Finance Corp III, a/k/a Household Finance Corporation, and
Washington Gas Light Company, and
Del Norte Refi, LLC, and
HFTA First Financial Services, and
Bankers Trust Company of CA, NA, and
ITT Financial Services of Maryland, and
The Carey Winston Company, 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 12 of Prince George's County, described as follows: Account No. 119678-1; known as BIRCHWOOD CITY. Street address of 5604 Galloway Dr.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 09-39535

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
96591 (1-21,1-28,2-4)

File: 09-PG-DR-5516

ORDER OF PUBLICATION

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

vs.

George O. Morse, Jr, and
Prince George's County, Maryland, and
Mortgage Two Corporation, and
Resource Bank, and
Household Finance Corporation III, 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. 042197-4; known as S HALF OF LOT 12 N HALF OF LOT 15 & LOTS 13 & 14. Street address of 1709 Quarter Ave.

Defendants

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:
MOORE, KEVIN J.

FOR THE CHANGE OF NAME TO:
JONES, KEVIN J

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-41361

A Petition has been filed to change the name of MOORE, KEVIN J. to JONES, KEVIN J.
The latest day by which an objection to the Petition may be filed is February 9, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
96716 (1-21)

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.

vs.

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

Plaintiff

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)

NOTICE

IN THE MATTER OF: TRUMAN HILARY GENUS

FOR THE CHANGE OF NAME TO: TRUMAN HILARY THOMAS

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-18503

A Petition has been filed to change the name of TRUMAN HILARY GENUS to TRUMAN HILARY THOMAS.

The latest day by which an objection to the Petition may be filed is February 9, 2010.

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

96706 (1-21)

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)

NOTICE

IN THE MATTER OF: JOHNNIE OTIS SMITH

FOR THE CHANGE OF NAME TO: JAY OTIS SMITH

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-36313

A Petition has been filed to change the name of JOHNNIE OTIS SMITH to JAY OTIS SMITH.

The latest day by which an objection to the Petition may be filed is February 12, 2010.

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

96708 (1-21)

NOTICE

IN THE MATTER OF: CHAU, CHEN JOSEPH

FOR THE CHANGE OF NAME TO: CHEN, JOSEPH

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-38105

A Petition has been filed to change the name of CHAU, CHEN JOSEPH (MINOR) to CHEN, JOSEPH.

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

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

96709 (1-21)

NOTICE

IN THE MATTER OF: KAREN ANTOINETTE HIGGINS

FOR THE CHANGE OF NAME TO: JADE' ANTOINETTE-DOMINIQUE KRISTDEN

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-38616

A Petition has been filed to change the name of KAREN ANTOINETTE HIGGINS to JADE' ANTOINETTE-DOMINIQUE KRISTDEN.

The latest day by which an objection to the Petition may be filed is February 4, 2010.

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

96710 (1-21)

NOTICE

IN THE MATTER OF: JULIET NGUNONGON HAGHER

FOR THE CHANGE OF NAME TO: JULIET NGUNONGON ADEGA

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-38654

A Petition has been filed to change the name of JULIET NGUNONGON HAGHER to JULIET NGUNONGON ADEGA.

The latest day by which an objection to the Petition may be filed is February 9, 2010.

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

96711 (1-21)

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

IN THE MATTER OF: ANDRES, BRANDON

FOR THE CHANGE OF NAME TO: PLACIDO, BRANDON ANDRES

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-39088

A Petition has been filed to change the name of ANDRES, BRANDON (MINOR) to PLACIDO, BRANDON ANDRES.

The latest day by which an objection to the Petition may be filed is February 5, 2010.

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

96712 (1-21)

NOTICE

IN THE MATTER OF: TIM RYAN GADWELL JR

FOR THE CHANGE OF NAME TO: TIM RYAN HALL

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-40827

A Petition has been filed to change the name of TIM RYAN GADWELL JR to TIM RYAN HALL.

The latest day by which an objection to the Petition may be filed is February 9, 2010.

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

96713

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