McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 2406 Colebrooke Drive, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Lyvette H Philson and Lowell Philson, dated October 5, 2005, and recorded in Liber 23652 at folio 370 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 12, 2013 AT 9:08 AM

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

LOT NUMBERED SIX (6), IN BLOCK LETTERED "J", IN THE SUBDIVI-SION KNOWN AS "SECTION S, HILLCREST HEIGHTS", AS PER PLAT NO.56, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUN-TY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the 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 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. 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,

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

(2-21,2-28,3-7)

LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 15613 Maple Drive, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Sarah E Gatt, dated June 6, 2008, and recorded in Liber 29822 at folio 006 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street,

MARCH 12, 2013 AT 9:11 AM

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

LOT NUMBERED FIFTY-TWO (52) IN THE SUBDIVISION KNOWN AS "ACCO PARK" IN PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK WWW 21, AT PLAT 52, ONE OF THE LAND RECORDS OF SAID PRINCE GEORGE'S COUNTY.

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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 accurred by the purchaser from the date of sale. The purchaser 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. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale diately after the sale.

LAURA H. G. O'SULLIVAN, et al.,

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

(2-21,2-28,3-7)

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4113 NESCONSET DR. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Tyrone Brown, Jr. and Lynette Latecia Brown dated June 16, 2008 and recorded in Liber 30106, Folio 7 and re-recorded in Liber 31837, Folio 162 among the Land Records of Prince George's Co., MD, with an original principal balance of \$301,861.00 and an original interest rate of 5.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:05 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$36,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment tlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including but not limited to determination of whether the horservicer 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

> Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

> > ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

105743 (2-21,2-28,3-7)

LEGALS

LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

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

Improved by premises known as 9200 3rd Street, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Isabel E Barroso and Cesar Barroso, dated June 27, 2006, and recorded in Liber 25445 at folio 210 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 12, 2013

AT 9:10 AM

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

LOT NUMBERED NINE (9) IN BLOCK NUMBERED FIVE (5), IN THE SUBDIVISION KNOWN AS "HYNESBORO PARK", AS PER PLAT THERE-OF RECORDED IN PLAT BOOK A AT PLAT NO. 99, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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. Cost of responsible for the payment of the ground rent escrow, it required. 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 retund of the deposit, the sale shall be void and of no effect, and the purchaser shall be a contract the Substitute Trustees. Purchaser shall be have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,

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

105740

LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

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

Improved by premises known as 4607 Wheeler Road, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Paulette Nielsen and Larry Nielsen, dated February 10, 2007, and recorded in Liber 27509 at folio 585 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 12, 2013 AT 9:05 AM

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

LOT NUMBERED FOURTEEN (14) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "PLAT 6, LOTS 13-16 AND LOTS 53-57, BLOCK B, BARNABY KNOLLS", RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK NLP 145 AT PLAT 55. BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

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 \$39,000.00 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. 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

923 BOOKER DR. **CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from L. C. Harvey and Siebert Harvey dated August 21, 2007 and recorded in Liber 28608, Folio 85 among the Land Records of Prince George's Co., MD, with an original principal balance of \$182,250.00 and an original interest rate of 6.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St.,

MARCH 12, 2013 AT 11:23 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$20,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received. by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan continuous including but at limited to determine the sale is subject to post-sale audit of the status of the loan with the loan continuous including but at limited to determine the sale is subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan with the loan continuous subject to post-sale audit of the status of the loan continuous subject to servicer including, but not limited to, determination of whether the bor-rower 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

(2-21,2-28,3-7)

NCE GEORGE

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

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2712 ZEEK LA. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Troy Cook a/k/a Troy O. Cook a/k/a Troy Orlando Cook and Stacia Cook a/k/a Stacia Lynnette Cook a/k/a Stacia Lynnette Newbill dated July 21, 2006 and recorded in Liber 25774, Folio 208 among the Land Records of Prince George's Co., MD, with an original principal balance of \$283,350.00 and an original interest rate of 2.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:07 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$38,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before set-tlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaul

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

(2-21.2-28.3-7)

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8770 GRASMERE CT., UNIT #22-8770 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Mark A. Dennis, III dated July 27, 2005 and recorded in Liber 23091, Folio 19 among the Land Records of Prince George's Co., MD, with an original principal balance of \$148,000.00 and an original interest rate of 5.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:08 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 8770, in building numbered twenty-two (22); of Phase Three in the condominium regime known as "Devon Hills Condominiums" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$14,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

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Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

46 (2-21,2-28,3-7)

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2603 AINSWORTH TERR. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Irma A. Flores and Hugo R. Flores dated December 3, 2007 and recorded in Liber 29140, Folio 238 among the Land Records of Prince George's Co., MD, with an original principal balance of \$417,000.00 and an original interest rate of 6.7500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:09 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$47,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or

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5747 (2-21,2-28,3-7)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6105 LEE PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Lashawn K. Pettaway and Derek L. Pettaway dated December 18, 2006 and recorded in Liber 27147, Folio 302 among the Land Records of Prince George's Co., MD, with an original principal balance of \$255,800.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:13 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$31,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

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<u>105751</u> (2-21,2-28,3-7)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11709 NORTH MARLTON AVE. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Charles K. Scott dated July 30, 2007 and recorded in Liber 28358, Folio 336 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$445,919.86 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:16 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$44,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, includpurchaser. All other public and/or private charges of assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including but not limited to determination of whether the horsely determination of whether the horsely in the property of the property of the property of the property of whether the horsely determination determinati 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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8007 OLD BRANCH AVE. A/R/T/A 6200 SELLNER WAY CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Charles D. Poff, II dated March 13, 2006 and recorded in Liber 25597, Folio 296 among the Land Records of Prince George's Co., MD, with an original principal balance of \$176,000.00 and an original interest rate of 7.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:14 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$21,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

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105752 (2-21,2-28,3-7)

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4010 73RD AVE. HYATTSVILLE A/R/T/A LANDOVER HILLS, MD 20784

Under a power of sale contained in a certain Deed of Trust from Conrad Turgott and Gloria Hagos dated April 11, 2006 and recorded in Liber 25020, Folio 48 among the Land Records of Prince George's Co., MD, with an original principal balance of \$172,500.00 and an original interest rate of 8.35% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:17 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$20,000 in cash, cashiers check or certified

check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after ing water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan corrigor including but not limited to date property from the date of sale. 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus property at the risk and cost of the defaulting purchaser. ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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6606 RYCROFT AVE. HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Terrence Ryan and Percis M. Ryan dated August 10, 2006 and recorded in Liber 26120, Folio 483 among the Land Records of Prince George's Co., MD, with an original principal balance of \$230,800.00 and an original interest rate of 5.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:15 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$25,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

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<u>105753</u> (2-21,2-28,3-7)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11661 COSCA PARK DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Zena Williams dated April 27, 2007 and recorded in Liber 27844, Folio 732 among the Land Records of Prince George's Co., MD, with an original principal balance of \$315,000.00 and an original interest rate of 6.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:18 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$36,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, includpurchaser. All other public and/or private charges of assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including but not limited to determination of whether the horsely determination of whether the horsely in the property of the property of the property of the property of whether the horsely determination determinati 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus pro ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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<u>105754</u> (2-21,2-28,3-7) <u>105755</u> (2-21,2-28,3-7) <u>105756</u> (2-21,2-28,3-7)

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3114 TETON LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Steven F. Bergman dated January 5, 2005 and recorded in Liber 21459, Folio 303 among the Land Records of Prince George's Co., MD, with an original principal balance of \$235,200.00 and an original interest rate of 3.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:19 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$23,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

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<u>105757</u> (2-21,2-28,3-7)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6100 WESTCHESTER PARK DR., UNIT #1015 COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Alice P. Gadol dated July 5, 2005 and recorded in Liber 23172, Folio 266 among the Land Records of Prince George's Co., MD, with an original principal balance of \$322,500.00 and an original interest rate of 1.69% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:10 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 1015 in a condominium known as The Towers in Westchester Park Condominium The 6100 Building and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$22,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, includpurchaser. All other public and/or private charges of assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan state of the sale is subject to post-sale audit of the status of the loan with the loan state. 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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> > (2-21,2-28,3-7)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3837 SAINT BARNABAS RD., UNIT #103 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Sherri R. Ewing dated July 10, 2006 and recorded in Liber 25561, Folio 473 among the Land Records of Prince George's Co., MD, with an original principal balance of \$85,000.00 and an original interest rate of 7.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered and Lettered 3837-T103 in the Subdivision known as "Marlow Towers Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$10,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulte

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

<u>105758</u> (2-21,2-28,3-7)

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9800 SPAR CT. CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Devonnie M. Gregory a/k/a Devonnie Melrose Gregory and Marion D. Robinson a/k/a Marion Devonnie Robinson dated December 29, 2006 and recorded in Liber 27392, Folio 738 among the Land Records of Prince George's Co., MD, with an original principal balance of \$531,000.00 and an original interest rate of 4.688% default having occurred under the terms thereof, the SubTrustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:11 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$58,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser: Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13108 LARKHALL CIR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Gabriel Flores dated April 30, 2004 and recorded in Liber 19619, Folio 122 among the Land Records of Prince George's Co., MD, with an original principal balance of \$346,750.00 and an original interest rate of 3.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:21 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$32,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

> ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

105759 (2-21,2-28,3-7)

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2020 BARLOWE PL. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Ignatius Justin and Rose Justin dated August 31, 2007 and recorded in Liber 28674, Folio 149 among the Land Records of Prince George's Co., MD, with an original principal balance of \$172,000.00 and an original interest rate of \$7.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St.,

MARCH 12, 2013 AT 11:12 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

> ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

110-020-1000

(2-21,2-28,3-7)

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

(2-21,2-28,3-7)

105750

Plaintiff

Defendants

TWIN MILLS INVESTMENTS,

5525 Twin Knolls Road, Suite 325, Columbia, Maryland 21045

Capitol Heights, Maryland 20743

PRINCE GEORGE'S COUNTY

SERVE: M. Andre Green, County

Attorney County Administration

Building 14741 Governor Oden Bowie Drive, Upper Marlboro,

In the Circuit Court for

Prince George's County, Maryland

Civil Division

CAE 13-00291

The object of this proceeding is to secure foreclosure of all rights of

redemption in the following property in Prince George's County, in

the State of Maryland, sold by the

Office of Finance of Prince George's County and the State of Maryland

Chillum, 17th Election District,

Parking Space Unit T-18, 194.0000 Sq. Ft. and Improvements, Presidential Towers, Tax Account

The complaint states, among other

things, that the amounts necessary for redemption have not been paid.
It is thereupon this 4th day of

February, 2013, by the Circuit Court

for Prince George's County, Ordered, That notice be given by

the insertion of a copy of this Order

in some newspaper having a general circulation 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 1st day

of March, 2013, and redeem the property 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 a title, free

MARILYNN M BLAND

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

Stephen C. Hosea, Esquire

McNamee Hosea Jernigan Kim

Greenan & Lynch, P.A.

888 Bestgate Road, Suite 304

Annapolis, MD 21401

410-266-9909

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Mary Ann Guaragna whose address is 17009

Queen Ann Road, Upper Marlboro,

MD 20774 was on January 31, 2013 appointed personal representative

of the estate of Sylvia N. Longo

who died on January 9, 2013 with a

Further information can be

obtained by reviewing the estate

file in the office of the Register of

Wills or by contacting the personal

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

Any person having a claim against the decedent must present

the claim to the undersigned per

sonal representative or file it with

the Register of Wills with a copy to the undersigned on or before the

(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

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of

this published notice or other writ-

ten notice, notifying the creditor that the claim will be barred unless

the creditor presents the claims

within two months from the mail-

ing or other delivery of the notice.

or before that date, or any exten-

sion provided by law, is unenforce-

able thereafter. Claim forms may be

obtained from the Register of Wills.

MARY ANN GUARAGNA

Personal Representative

14735 Main Street 4th Floor

Upper Marlboro, MD 20773

THE

PRINCE

GEORGE'S

POST

WISHES

EVERYONE

A SAFE

WEEKEND

Estate No.92532

(2-14,2-21,2-28)

CERETA A. LEE

105713

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

A claim not presented or filed on

earlier of the following dates:

the decedent's death; or

representative or the attorney.

31st day of July, 2013.

TO ALL PERSONS INTERESTED

SYLVIA N LONGO

(2-14,2-21,2-28)

and clear of all encumbrances.

True Copy—Test: Marilynn M Bland, Clerk

105663

No. 17-1937093.

to the Plaintiff in this proceeding.

ERIC PUTNEY

6504 Adak Street

Maryland 20772

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF THELMA ALICE ROBINSON

Notice is given that Travis Robinson whose address is 5105 North Englewood Drive, Hyattsville, MD 20785 was on February 8, 2013 appointed personal representative of the estate of Thelma Alice Robinson who died on January 26, 2013 with a will.

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

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of August, 2013.

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 writnotice, 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. TRAVIS ROBINSON

Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 Main Street 4th Floor Upper Marlboro, MD 20773

Estate No.92630 105828 (2-28,3-7,3-14)

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, 5525 Twin Knolls Road, Suite 325,

Columbia, Maryland 21045

Plaintiff VS.

810 Sero Pine Lane Fort Washington, Maryland 20744

DESIREE MINTZ

RACHAEL MINTZ 810 Sero Pine Lane Fort Washington, Maryland 20744

CAMARA MINTZ

180 Sero Pine Lane Fort Washington, Maryland 20744

JP MORGAN CHASE BANK 700 Kansas Lane

MC8000 Monroe, Louisiana 71203

Maryland 20772

NATIONAL CITY BANK 6750 Miller Road

Breckville, Ohio 44141

PRINCE GEORGE'S COUNTY SERVE: M. Andre Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Upper Marlboro,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-00298

The object of this proceeding is to secure foreclosure of all rights of redemption in the following property in Prince George's County, in the State of Maryland, sold by the Office of Finance of Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

Piscataway, 5th Election District, 1.1400 Acres, Map 142, Grid B1, Parcel 186. Tax Account No. 05-

0301465. The complaint states, among other things, that the amounts necessary

for redemption have not been paid It is thereupon this 4th day of February, 2013, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having a gen-eral 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 1st day of March 2013, and redeem the property 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 a title, free and clear of all encumbrances. MARILYNN M BLAND

Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Marilynn M Bland, Clerk

(2-14,2-21,2-28)

105670

NOTICE

Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees, Plaintiffs

DONALD A. JONES

2102 Lakewood Street Suitland, MD 20746 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAÉ 12-11484

Notice is hereby given this 21st day of February, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2102 Lakewood Street, Suitland, MD 20746 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of March, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of March,

The report states the purchase price at the Foreclosure sale to be \$124,500.00. MARILYNN M. BLAND

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (2-28,3-7,3-14)

NOTICE OF PUBLICATION THE WATER WORKS AND

SEWER BOARD OF THE CITY OF ANNISTON, A PUBLIC CORPORATION Plaintiff SOLOMON H. ORR, JR, and

ELEANOR R. RUSSELL, and any and all unknown heirs at law of Solomon H. Orr, Sr., Deceased, and SALLY K. FLOWERS, as Talladega County Revenue Commissioner

Defendants

In the Probate Court of Talladega County, Alabama Case No. 2012/311

TO: Solomon H. Orr, Jr., last known address: 7623 South Arbory CT 438, Laurel, MD 20707-5560, and any and all unknown heirs of Solomon H. Orr, Sr., deceased.

TAKE NOTICE that an application or petition has been filed in the Probate Court of Talladega County, Alabama, by the The Water Works and Sewer Board of the City of Anniston, A Public Corporation, setting forth its desire to condemn an easement for a water main over and across a parcel of land owned by the heirs of Solomon H. Orr, Sr. in Talladega County, Alabama, and said application or petition requests that this Court will make and enter an order appointing a day and time for the hearing of said application or petition, for the condemnation of said easement, and for such other and further orders and proceedings as may be neces-

sary in the premises.
You may file an ANSWER with the Probate Court, in writing, to this application or petition within thirty (30) days from the last date of publication of this notice at physical address: Office of the Probate Judge, # 1 Court Square, Talladega, Alabama 35161 (mailing address: P O Box 737, Talladega, Alabama 35161-0737).

The original date to hear said application which was set for February 20, 2013 at 2:00 pm has now been continued to the 11th day of April, 2013, at 10:00 o'clock A.M at which time you may appear and contest or consent to the same if you desire to do so.

This 24th day of January, 2013.

HONORABLE BILLY L. ATKINSON IUDGE OF PROBATE COURT TALLADEGA COUNTY, ALABAMA

(2-7,2-14,2-21,2-28)

NOTICE

Jacob Geesing, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees Plaintiffs

AMANI S. AHMED 307 Kerby Parkway Fort Washington, Md 20744

Defendant(s)

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

Civil No. CAE 12-32561

Notice is hereby given this 25th day of February, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 307 Kerby Parkway, Fort Washington, MD 20744 made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 25th day of March, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of

The report states the purchase price at the Foreclosure sale to be

March, 2013.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105802 (2-28, 3-7, 3-14) ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, 5525 Twin Knolls Road, Suite 325, Columbia, Maryland 21045

VS.

Plaintiff

MCLAURIN AND BRAD AFFORDABLE CUSTOM HOMES, INC. Serve: Jerry L. McLaurin 3115 Burning Spring Road Laurel, Maryland 20724

CERRITO MANAGEMENT, LLC 3813 Old Silver Hill Road Suitland, Maryland 20746

PRINCE GEORGE'S COUNTY SERVE: M. Andre Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772

> Defendants In the Circuit Court for

Civil Division CAE 13-00297 The object of this proceeding is to secure foreclosure of all rights of redemption in the following property in Prince George's County, in

State of Maryland, sold by the

Office of Finance of Prince George's County and the State of Maryland

Prince George's County, Maryland

to the Plaintiff in this proceeding. Lots 38, 39,22,360.0000 Sq. Ft., Glenn Hills, Springwood Drive, Temple Hills, Maryland 20748, Tax ID No. 06-0453142.

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

It is thereupon this 4th day of February, 2013, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince Covere's eral 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 1st day of March, 2013, and redeem the March, 2013, and redeem the property 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 a title, free and clear of all encumbrances.

MARILYNN M BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M Bland, Clerk

105669 (2-14,2-21,2-28)

THE PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

Heise Jorgensen & Stefanelli, P.A. 18310 Montgomery Village Avenue, Suite 400 Gaithersburg, MD 20879 301-977-8400

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUISE J. FRANZONE

Notice is given that Regina Modesta whose address is 312 NW Treeline Trace, Port St. Lucie, FL 34986 was on February 12, 2013 appointed personal representative of the estate of Louise J. Franzone who died on December 27, 2012

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 12th day of August, 2013.

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 unenforce-

able thereafter. Claim forms may be

obtained from the Register of Wills.

Estate No.92663

(2-28,3-7,3-14)

REGINA MODESTA Personal Representative

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

105830

LEGALS

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC 5525 Twin Knolls Road, Suite 325, Columbia, Maryland 21045

GALLAHAN FARM, LLC Suite 101 3680 Leonardtown Road Waldorf, Maryland 20601-3696

MERCANTILE MORTGAGE CORPORATION

Baltimore, Maryland 21201

2 Hopkins Plaza

Maryland 20772

PRINCE GEORGE'S COUNTY SERVE: M. Andre Green, County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Upper Marlboro,

> Defendants In the Circuit Court for

Prince George's County, Maryland Civil Division CAE 13-00295 The object of this proceeding is to secure foreclosure of all rights of redemption in the following property in Prince George's County, in

the State of Maryland, sold by the

Office of Finance of Prince George's County and the State of Maryland to the Plaintiff in this proceeding. Piscataway, 5th Election District, 20,481.0000 Sq. Ft., Gallahan Subdivision Plat, Lot 9, Block A, Tax Account No. 05-3854098.

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

It is thereupon this 4th day of February, 2013, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having a conin some newspaper having a 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 1st day of March, 2013, and redeem the property 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 a title, free and clear of all encumbrances.

MARILYNN M BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M Bland, Clerk

105667 (2-14,2-21,2-28)

NOTICE

Laura H. G. O'Sullivan, et al., Substitute Trustees

Plaintiffs vs.

Wafaa Mustafa Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND **CIVIL NO. CAE 12-17653**

ORDERED, this 21st day of the Circuit Cour of PRINCE GEÓRGE'S COUNTY, Maryland, that the sale of the prop erty at 2070 Chadwick Terrace, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of March, 2013, 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 21st day of

March, 2013, next. The report states the amount of sale to be \$155,000.00. Marilynn M. Bland

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk

105821 (2-28,3-7,3-14)

NOTICE Laura H. G. O'Sullivan, et al.,

Substitute Trustees Plaintiffs

Jacqueline E Bennett IN THE CIRCUIT COURT FOR

Jacqueline Bennett Williams aka

PRINCE GEORGE'S COUNTY, MARYLAND **CIVIL NO. CAE 12-17825** ORDERED, this 7th day of

February, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 544 Peacock Drive, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of March, 2013, 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 7th day of March, 2013, next. The report states the amount of sale to be \$292,844.45.

Marilynn M. Bland

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk

(2-14,2-21,2-28)

105709

ORDER OF PUBLICATION

Kisha L. Woolen, Esquire Tobin, O'Connor & Ewing 5335 Wisconsin Avenue NW, Suite 700

202-362-5900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED JANICE M LEE

Notice is given that John E. Reid whose address is 5335 Wisconsin Avenue NW, #700, Washington, DC 20015 was on January 30, 2013 appointed personal representative of the estate of Janice M. Lee who died on December 6, 2010 without a

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 30th day of July, 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 unenforce-

able thereafter. Claim forms may be obtained from the Register of Wills. JOHN E. REID Personal Representative CERETA A. LEE REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 92340 (2-14,2-21,2-28) <u>105714</u>

NOTICE

Jacob Geesing, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees

VS.

GERMAN CICILIANO ALMA CICILIANO RENE PACHECO 4900 Cleveland Court Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 12-31429

Notice is hereby given this 25th day of February, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4900 Cleveland Court, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 25th day of March, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive

weeks before the 25th day of March, 2013. The report states the purchase price at the Foreclosure sale to be

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105806 (2-28,3-7,3-14)

\$327,000.00.

NOTICE

Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

> Substitute Trustees Plaintiffs VS.

BEULAH ELIZABETH HOLMES 6644 23rd Place Hyattsville, MD 20782-1708

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

Civil No. CAE 12-37479 Notice is hereby given this 25th

day of February, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6644 23rd Place, Hvattsville, MD 20782-1708, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 25th day of March, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of

The report states the purchase price at the Foreclosure sale to be \$210,000.00.

Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105827 (2-28,3-7,3-14)

March, 2013.

MARILYNN M. BLAND Clerk of the Circuit Court for

Washington, DC 20015

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7631 KEPPEL PL. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Valerie M. Johnson dated August 4, 2006 and recorded in Liber 25842, Folio 567 among the Land Records of Prince George's Co., MD, with an original principal balance of \$419,000.00 and an original interest rate of 5.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:24 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$47,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received. by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan continuous including but at limited to date 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus pro ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

(2-21,2-28,3-7)

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13312 VANESSA AVE. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Oladimeji Awe dated September 21, 2006 and recorded in Liber 26109, Folio 125 among the Land Records of Prince George's Co., MD, with an original principal balance of \$324,000.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 19, 2013 AT 11:16 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$40,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before set-tlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereof current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the
purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after
the sale to be paid by the purchaser. All transfer taxes shall be paid by the
Purchaser. Purchaser shall pay all applicable agricultural tax, if any.
Purchaser is responsible for obtaining physical possession of the property,
and assumes risk of loss or damage to the property from the date of sale.
The sale is subject to post-sale audit of the status of the loan with the loan
corrigor including but not limited to datermination of whether the bor 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11808 WOODBROOK CT. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Duane W. Oates and Gail C. Oates dated April 29, 1994 and recorded in Liber 9533, Folio 409 among the Land Records of Prince George's Co., MD, with an original principal balance of \$287,000.00 and an original interest rate of 7.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 12, 2013 AT 11:26 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$24,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before set-tlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereof current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the
purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after
the sale to be paid by the purchaser. All transfer taxes shall be paid by the
Purchaser. Purchaser shall pay all applicable agricultural tax, if any.
Purchaser is responsible for obtaining physical possession of the property,
and assumes risk of loss or damage to the property from the date of sale.
The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratifirustees may then resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

(2-28,3-7,3-14)

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!

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9314 MONTPELIER DR. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Nicola A. Cordone dated November 30, 2006 and recorded in Liber 27006, Folio 99 among the Land Records of Prince George's Co., MD, with an original principal balance of \$497,250.00 and an original interest rate of 9.8500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 19, 2013 AT 11:18 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$50,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

> ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

05803 (2-28,3-7,3-14)

LEGALS

JEROME A. KUTA Substitute Trustee 6423 Old Branch Avenue Camp Springs, Maryland 20748 (301) 449–5530

In the Circuit Court for Prince George's County Maryland, Case No. CAE-13-03911

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE UNIMPROVED PROPERTY

With address

Road Upper Marlboro

17951 Queen Anne Road, Upper Marlboro, MD 20772

By virtue of the power and authority contained in a Deed of Trust from Kareen Henriques to Gerald J. Whittaker and Joseph W. Gross (Trustees) dated the 30th day of July, 2003 and recorded in Liber 17945, folio 369, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, Maryland, at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 12, 2013 AT 9:30 A.M.

all that property described in said Deed of Trust, and further known as:

Lot numbered Four (4), in the subdivision of Queen Anne Acres, as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 100, folio 13, containing 19.64 acres subject to right of way, Twenty-Five feet wide as shown on said plat and together with a fifty foot wide access easement as shown on said plat having the address 17951 Queen Anne Road, Upper Marlboro, MD 20772, and,

The property is unimproved land. The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any.

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. No deposit shall be required of the noteholder where the noteholder bids in the property at sale. The balance of the purchase price shall be paid in cash within ten days after final ratification of the sale by the Circuit Court for Prince George's County. The purchaser, other than the noteholder, its assigns or designees, shall pay interest on the unpaid purchase money at the rate of 7% from the date of the sale to the date funds are received in the office of the Substitute Trustee. In the event settlement is delayed for any reason, there shall be no abatement of interest caused by the delay.

Adjustments on all real estate taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, conveyancing, State revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustee may, in addition to any other available legal remedy, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with a Motion to Forfeit Deposit and Resell the property 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 the foreclosure sale. In such event, the defaulting purchaser shall be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and all other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is 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, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. 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 sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limite

JEROME A. KUTA Substitute Trustee

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12117 FAITH LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Edward W. Denny dated February 4, 2009 and recorded in Liber 30367, Folio 197 among the Land Records of Prince George's Co., MD, with an original principal balance of \$279,812.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 19, 2013 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$27,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

> ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

105804 (2-28,3-7,3-14)

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8931 TOWN CENTER CIR., UNIT #6-210 UPPER MARLBORO A/R/T/A LARGO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Brent R. Jones and Scheli A. Jones dated December 19, 2005 and recorded in Liber 24393, Folio 38 among the Land Records of Prince George's Co., MD, with an original principal balance of \$188,000.00 and an original interest rate of 6.999% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 19, 2013 AT 11:23 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 6-210, in Building No. 6, in a horizontal or condominium regime entitled, "Phase 6, Largo Town Center Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$22,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before set-tlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the after assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borservicer 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2608 BUCKNER LA. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Robynn Ferguson-Russ dated May 31, 2006 and recorded in Liber 25369, Folio 738 among the Land Records of Prince George's Co., MD, with an original principal balance of \$183,200.00 and an original interest rate of 7.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 19, 2013 AT 11:21 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$20,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said default

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

> ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

05805 (2-28,3-7,3-14)

LEGALS

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13107 FLINT ROCK DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from James M. Keo dated March 16, 2005 and recorded in Liber 22209, Folio 412 among the Land Records of Prince George's Co., MD, with an original principal balance of \$288,000.00 and an original interest rate of 6.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

MARCH 19, 2013 AT 11:24 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$28,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before set-tlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and there after assumed by the purchaser. All past due property taxes paid by the after assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward, Substitute Trustees

> **ALEX COOPER AUCTS., INC.** 908 YORK RD., TOWSON, MD 21204 410-828-4838

105808 (2-28,3-7,3-14)

THE PRINCE GEORGE'S POST

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

(2-28,3-7,3-14)

(2-21,2-28,3-7)

105807

dered by this Court against them.

MARILYNN M. BLAND

Clerk of the Circuit Court for

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS,

5525 Twin Knolls Road, Suite 325,

Columbia, Maryland 21045

vs.

GALLAHAN FARM, LLC

3680 Leonardtown Road

Waldorf, Maryland 20601-3696

MERCANTILE MORTGAGE

Baltimore, Maryland 21201

PRINCE GEORGE'S COUNTY

SERVE: M. Andre Green, County

Attorney County Administration

Bowie Drive, Upper Marlboro,

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

Civil Division

CAE 13-00294

The object of this proceeding is to

secure foreclosure of all rights of redemption in the following prop-erty in Prince George's County, in

the State of Maryland, sold by the Office of Finance of Prince George's

County and the State of Maryland

Piscataway, 5th Election District,

20,709.0000 Sq. Ft., Gallahan Subdivision Plat, Lot 8, Block A,

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid. It is thereupon this 4th day of February, 2013, by the Circuit Court

for Prince George's County, Ordered, That notice be given by

the insertion of a copy of this Order

in some newspaper having a general circulation 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 1st day

of March, 2013, and redeem the property and answer the complaint

or theréafter a final judgment will

be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free

MARILYNN M BLAND

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

File: PG12-MTCF-1639

TOBIN, O'CONNOR & EWING

5335 Wisconsin Avenue, N.W.

Suite 700

Washington, DC 20015

ORDER OF PUBLICATION

Capital Bank NA fbo MuniTrust

Danielle K. Daniels, Wells Fargo

Elizabeth Zajic, Trustee, Citifinancial, Inc., Schellie Ayars,

Trustee, Washington Mutual Bank,

Group 9, Inc., The Glensford Condominium, 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 property and premises situate in Prince George's

County, Maryland, known as 4625

Deepwood Court, Unit 111D,

Bowie, MD 20720 and described as

3,771.0000 Sq. Ft & Imps. Glensford

Condo Assmt \$264,000 Lib 16043 Fl 615 Account No. 3024387 in District 13 on the Tax Roll of the Director of

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 12-40824

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the hereinabove

described property sold, either directly or via assignment, by the Collector of Taxes for the State of

Maryland and Prince George's County, Maryland to the Plaintiff in

The Complaint states, among other things, that the amount necessary for the redemption for the

subject property has not been paid, although more than six (6) months

Defendants

National Association,

Capital Fund II, LLC

(2-14,2-21,2-28)

Plaintiff

and clear of all encumbrances.

True Copy—Test: Marilynn M Bland, Clerk

Tax Account No. 05-3854080.

to the Plaintiff in this proceeding.

14741 Governor Oden

Defendants

CORPORATION

2 Hopkins Plaza

Maryland 20772

(2-14,2-21,2-28)

True Copy—Test: Marilynn M. Bland, Clerk

105660

Suite 101

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLYN M MALADY

Notice is given that Stephen A Malady whose address is 9908 Cone Ct, Upper Marlboro, MD 20772 was on February 12, 2013 appointed personal representative of the estate of Carolyn M Malady who died on January 3, 2013 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of August, 2013.

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. Ćlaim forms may be obtained from the Register of Wills.

STEPHEN A. MALADY Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 Main Street 4th Floor UPPER MARLBORO, MD 20773 Estate No.92661

105829

File: PG12-MTCF-1502

(2-28,3-7,3-14)

TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

ORDER OF PUBLICATION

Capital Bank NA fbo MuniTrust Capital Fund II, LLC

Plaintiff

GFTL, LLC a VA Limited Liability Company, Byron L. Huffman, Trustee, Terrye L. Jackson, Trustee, David Alterman, 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 property and premises situate in Prince George's County, Maryland, known as 1907 Palmer Park Road, Landover, MD 20785 and described as Resub 4,529.0000 Sq. Ft & Imps. Palmer Park resub Lot 64 Blk 3 Assmt \$119,300 Lib 32508 Fl 520 Account No. 1555903 in District 13 on the Tax Roll of the Director of Finance,

Defendants

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

CAE 12-40823

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of sale have 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 inter-

ested party have expired. It is thereupon this 4th day of February, 2013, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive tracks on or before the let day of weeks, on or before the 1st day of March, 2013, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 9th day of April, 2013, 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 vest-ing in the Plaintiff a title in fee sim-ple, free and clear of all encum-

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-

LEGALS

from the date of sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax Prince George's County, Maryland sale was sent to each required inter-

ested party have expired.

It is thereupon this 4th day of February, 2013, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 1st day of March, 2013, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 9th day of April, 2013, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encum-

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 ren-dered by this Court against them.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk

105659 (2-14,2-21,2-28)

NOTICE

Jacob Geesing, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees, Plaintiffs

MARCUS TURNER LISA S. TURNER 14704 Candy Hill Road irta 14702 Candy Hill Road Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-23073

Notice is hereby given this 6th day of February, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14704 Candy Hill Road, irta 14702 Candy Hill Road, Upper Marlboro, MD 20772 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of March, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of March,

The report states the purchase price at the Foreclosure sale to be

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test:

Marilynn M. Bland, Clerk

105706 (2-14,2-21,2-28)

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 Keppler Road Drainage Improvements, Contract Number 805-H (C), will be received until March 29, 2013, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on March 4, 2013, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "C" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY DESCRIPTION <u>UNIT</u> Clearing and Grubbing LS Maintenance of Traffic 880 CY Class 1 Excavation 1,000 CY Common Borrow 400 LF 15 Inch Reinforced Concrete Pipe, Class IV LF 285 18 Inch Reinforced Concrete Pipe, Class IV LF 528 24 Inch Reinforced Concrete Pipe, Class IV LF 303 30 Inch Reinforced Concrete Pipe, Class IV 34 Inch X 22 Inch Horizontal Elliptical LF 350 Reinforced Concrete Pipe, Class IV EΑ Prince George's County Type 'K' Inlet (SD 17.0) Precast EΑ Prince George's County type 'A' 48 Inch Manhole (SD 21.1) EAPrince George's County Type 'A' 72 Inch Manhole (SD 21.3) 13 Prince George's County Type 'B' Inlet (SD 12.1) L=5' EAPrince George's County Type 'B' Inlet (SD 12.1) L=10' EAPrince George's County Type 'B' Inlet (SD 12.1) L=15' EAPrince George's County Type 'E' Inlet (SD 16.0) Precast TON Hot Mix Asphalt Superpave 9.5mm for 350 Surface, PG 70-22, Level-2 TON Hot Mix Asphalt Superpave 12.5mm 450 for Base, PG 70-22, Level-2 TON Hot Mix Asphalt Superpave 9.5mm for 500 Wedge/Level, PG 64-22, Level-2 TON 600 Hot Mix Asphalt Superpave 25.0mm for Base, PG 64-22, Level-2 Grinding Hot Mix Asphalt Pavement 0 Inch to 2.0 Inch 3,371 SY 250 Pavement Patch Prince George's County Concrete Curb and Gutter (Std. 300.01) 3,100 LF 550 Residential Entrance SY 3,400 Placed Furnished Topsoil 4 Inch Depth LF 85 Furnish and Install 6 Inch Water Main LF 20 Furnish and Install 8 Inch Water Main Furnish and Install Fire Hydrant using Tapping Sleeve and Valve

- 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 Keppler Road Drainage Improvements, Contract No. 805-H (C)."
- A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on March 14, 2013, 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.
 - 5. This project requires 20% MBE subcontracting.

- By Authority of -Rushern L. Baker, III County Executive

(2-28,3-7,3-14) 105815

NOTICE WAGE REQUIREMENTS FOR PRINCE GEORGE'S COUNTY GOVERNMENT SERVICE CONTRACTS

In accordance with Prince George's County Council Bill 1-2003, the minimum wage rate for Fiscal Year 2014 has been established at the rate of \$13.60 per hour. This rate applies to any contractor or subcontractor that is considered a "covered employer" under the guidelines of CB-1-2003. For more information regarding the compliance of this applicable wage requirement, please contact the Prince George's County Office of Central Services at 301-883-6480.

105818 (2-28) **LEGALS**

NOTICE OF PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL AND PLANNING BOARD INVITE YOU TO PARTICIPATE IN A

JOINT PUBLIC HEARING

ON THE PRELIMINARY SUBREGION 5 MASTER PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA)

The Maryland-National Capital Park and Planning Commission has published the Preliminary Subregion 5 Master Plan and Proposed Sectional (Zoning) Map Amendment. Although the Subregion 5 Master Plan and Sectional Map Amendment was approved on September 9, 2009 by Prince George's County Council Resolution 61-2009, the Circuit Court for Prince George's County reversed and voided CR-61-2009 on October 26, 2012. This public hearing is part of a process leading to the approval of the master plan and sectional map amendment which will update the 1993 Approved Master Plan and Sectional Map Amendment for Subregion V (Planning Areas 81A, 81B, 83, 84, 85A and 85B), the 2002 Prince George's County Approved General Plan and other functional master plans. The Subregion V master plan area includes land bounded by Andrews Air Force Base (to the north) and Charles County (to the south), and between these boundaries, the Potomac River, Gallahan Road, Old Fort Road, Steed Road, Allentown Road and Tinkers Creek (to the west), and Piscataway Creek, a PEPCO electric utility right-of-way and the Pope's Creek CONRAIL railroad (to the

If you intend to participate in the master plan process by in-person testimony at the public hearing, filing a statement in the official record, or submitting other similar communication to a member of the District Council or Planning Board, and your intent is to request or support intensifying the zone or land use classification applicable to your property, you must complete and return an affidavit in accordance with Maryland Annotated Code, State Government Article § 15-829 through 15-835, prior to the close of business on March 12, 2013. Failure to timely file an affidavit(s) may delay or prohibit consideration of your zoning or land use request. Affidavit available on-line http://ethics.gov.state.md.us/pages/local%20government.htm.

PUBLIC HEARING DATE/TIME: Thursday, April 11, 2013 7:00 p.m. (Doors will open at 6:00 p.m.)

PUBLIC HEARING LOCATION: Council Hearing Room

First Floor, County Administration Building

14741 Governor Oden Bowie Drive

Upper Marlboro, Maryland 20772 PURPOSE OF PUBLIC HEARING: To give all interested persons the

opportunity to express their views

and proposed sectional map

concerning the preliminary sector plan

amendment. The Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment can be viewed online at www.mncppc.org/cpd/Subregion5.

Copies of the document are also available at no cost at the following loca-Accokeek Branch Library, 15773 Livingston Road, Accokeek, MD 20607

- Surratts-Clinton Branch Library, 9400 Piscataway Road, Clinton, MD • M-NCPPC, Planning Information Services, County Administration
- Building, Lower Level, 14741 Gov. Oden Bowie Dr., Upper Marlboro, MD 20772

TO REGISTER TO SPEAK, CONTACT THE M-NCPPC, PUBLIC AFFAIRS OFFICE AT 301-952-3796 or 301-952-4584/TTY.

IMPORTANT NOTICE TO RESIDENTS, BUSINESS AND PROPERTY OWNERS:

The hearing is important to persons owning land in the area because the plan establishes policies, which will help define the type, amount, character and location of future development. Approval of a new sectional map amendment could result in rezoning of your property, which could then affect your property values and your tax liability.

- Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Persons desiring to speak may register in advance or fill out a registration card available at the hearing.
- Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. E-mails or faxes will not be considered, unless followed by an original mailed to the Clerk of the Council.
- · Until the close of the record, at least fifteen days after the public hearing, or April 11, 2013, written comments may be submitted to: Clerk of the Council, County Administration Building, Room 2198; 14741 Governor Oden Bowie Drive; Upper Marlboro, Maryland 20772. However, if you intend to request or support a land use or zone intensification for your property you must file the required affidavit by the March 12, 2013 due

For further information, please contact Wendy Irminger, Project Manager, M-NCPPC, Community Planning Division at 301-952-3572, e-mail wendy.irminger@ppd.mncppc.org or visit the project website at: www.mncppc.org/cpd/Subregion5/.

> BY ORDER OF THE COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, PRINCE GEORGE'S COUNTY, MARYLAND Andrea Harrison, Chairperson

ATTEST: Redis C. Floyd Clerk of the Council

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

ATTEST: Joseph Zimmerman Secretary-Treasurer

THE PRINCE **GEORGE'S POST NEWSPAPER**

EMAIL:

BBOICE@PGPOST.COM

CALL 301-627-0900

FAX 301-627-6260

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 Courthouse, 14735 Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing,, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/11/2013. 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 hours at the shops listed below. All parties claming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

MOBILE HOME VIN# 0110-0472-K BOONE'S ESTATES, INC 1091 MARLBORO RD LOTHIAN

LOT# 6398T, 1977 SKYLINE

LOT# 6416T, 1976 DUPONT MOBILE HOME VIN# 7033 LYON'S CREEK ESTATES 1007 LOWER PINDELL RD LOTHIAN

LOT# 6498, 2004 TOYOTA COROLLA VIN# 2T1BR32E74C284067 RIDGE SERVICE CENTER 16480 THREE NOTCH RD RIDGE

LOT# 6499, 1993 MERCURY VILLAGER VIN# 4M2DV11W2PDJ37286 AGE TO AGE AUTOMOTIVE 8625 LEONARDTOWN RD HUGHESVILLE

LOT# 6515, 1995 NISSAN MAXIMA VIN# JN1CA21D2ST037448 AGE TO AGE AUTOMOTIVE 8625 LEONARDTOWN RD HUGHESVILLE

LOT# 6516, 1996 HONDA CIVIC VIN# 1HGEJ814XTL019906 BIG AL'S TOWING 1655 GERMAN CHAPEL RD

PRINCE FREDERICK LOT# 6518, 2004 VOLVO XC90

VIN# YV1CZ59H041118486 EXECUTIVE AUTO SERVICE 3830 PENNBELT PL FORESTVILLE

LOT# 6519, 2005 CHEVROLET **IMPALA** VIN# 2G1WF52E459299349 WHITE'S AUTO SERVICE 4250 KENILWORTH AVE

BLADENSBURG

LOT# 6520, 2008 CHEVROLET **EQUINOX** VIN# 2CNDL13F786042596 STK AUTOMOTIVE T/A AAMCO

943 N. FREDERICK AVE

GAITHERSBURG

LOT# 6568, 2007 TOYOTA CAMRY VIN# 4T1BE46K27U084010 DARCARS TOYOTA 12210 CHERRY HILL RD SILVER SPRING

LOT# 6570, 2011 KIA OPTIMA VIN# KNAGM4A77B5087159 CERTIFIED COLLISION CENTER 6230 HOLABIRD AVE **BALTIMORE**

LOT# 6571, 2007 BMW 550I VIN# WBANB53587CN93603 MODERN WRENCH AUTO

REPAIR 3400 ANNAPOLIS RD

BALTIMORE LOT# 6572, 2007 NISSAN 350Z

VIN# JN1BZ34D27M500678 CARBODY COLLISION CENTER 9741 WASHINGTON BLVD N LAUREL

LOT#6573, 2000 MERCEDES S500 VIN# WDBNG75J6YA047548 MID-SHORE IMPORTS

7934 OCEAN GATEWAY **EASTON**

LOT# 6574B, 1998 DORAL 36'

BOAT HULL# QJA07274D898

MD# 4842BF QUIMBY'S MARINE SALES & **SERVICE**

9295 OCEAN GATEWAY U.S ROUTE 50

EASTON

LOT# 6575B, 1995 LARSON 32'9" **BOAT** HULL# LAR40298I495

MD#5310BA QUIMBY'S MARINE SALES &

9295 OCEAN GATEWAY U.S ROUTE 50 **EASTON**

LOT# 6576B, 2001 YAMAHA 9'9"

JET SKI HULL# YAMA4887C101 MD# 9787BK

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers QUIMBY'S MARINE SALES & 600 Baltimore Avenue, Suite 208 Towson, MD 21204 9295 OCEAN GATEWAY U.S ROUTE 50

EASTON Stella Nnorom, a/k/a Stella Ninorom LOT# 6577, 2005 HONDA VT750C 5505 Karen Elaine Drive Unit #1008, New Carrollton a/k/a VIN# JH2RC50015M104466

GARY L. DOUGLAS 5105 TAFT RD TEMPLE HILLS

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

(2-21,2-28)

NOTICE

Laura H. G. O'Sullivan, et al., Substitute Trustees

vs.

Sabrina D Hayes aka Sabrina C Hayes and Stephen S Hayes

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAE 12-17819

ORDERED, this 14th day of February, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6816 Landon Court, Greenbelt, Maryland 20770 men-tioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of March, 2013, 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 14th day of March, 2013, next.

The report states the amount of sale to be \$260,000.00.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk

(2-21,2-28,3-7)

NOTICE

Jacob Geesing, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814 Substitute Trustees,

VIVIAN P. COSTEN 4407 19th Avenue Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 12-22924

Notice is hereby given this 14th day of February, 2013, by the Circuit Court for Prince George's the property mentioned in these proceedings and described as 4407 19th Avenue, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of March, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of

The report states the purchase price at the Foreclosure sale to be \$138,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (2-21,2-28,3-7)105768

NOTICE

Laura H. G. O'Sullivan, et al., Substitute Trustees

Romano L Johnson and Russell V

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAE 12-32456

ORDERED, this 15th day of February, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the proprety at 8600 Temple Hills Road, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of March, 2013, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successivé weeks before the 15th day

of March, 2013, next.

The report states the amount of sale to be \$413,757.06. Marilynn M. Bland

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk

105771

True Copy—Test: Marilynn M. Bland, Clerk

(2-21,2-28,3-7)

NOTICE

Hyattsville, MD 20784

In the Circuit Court for Prince

George's County, Maryland Case No. CAE 12-22988

Notice is hereby given this 14th day of February, 2013, by the Circuit Court for Prince George's

County, that the sale of the Property mentioned in these pro-

ceedings, made and reported, will

be ratified and confirmed, unless

cause to the contrary thereof be

shown on or before the 14th day of March, 2013, provided a copy of this notice be published in a news-

paper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of March, 2013. The Report of Sale states the amount of the foreclosure sale price to be \$194.181.43. The property

to be \$194,181.43. The property sold herein is known as 5505 Karen

Elaine Drive Unit #1008, New Carrollton a/k/a, Hyattsville, MD

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Rory M.

Lohman, whose address is 110 Hoile Lane, Huntingtown, MD

20639 was on February 8, 2013

appointed personal representative of the estate of Doris M Lohman

who died on January 16, 2013 with

Further information can be obtained by reviewing the estate file in the office of the Register of

Wills or by contacting the personal representative or the attorney.

All persons having any objection

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the

Register of Wills on or before the

8th day of August, 2013.

Any person having a claim against the decedent must present

the claim to the undersigned per-sonal representative or file it with

the Register of Wills with a copy to

the undersigned on or before the earlier of the following dates:

the decedent's death, except if the decedent died before October 1,

1992, nine months from the date of

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of

this published notice or other writ-

ten notice, notifying the creditor that the claim will be barred unless

the creditor presents the claims within two months from the mail-

ing or other delivery of the notice. A claim not presented or filed on

or before that date, or any exten-

sion provided by law, is unenforceable thereafter. Claim forms may be

obtained from the Register of Wills.

RORY M LOHMAN

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR

CERETA A. LEE

Personal Representative

UPPER MARLBORO, MD 20773

NOTICE

Jacob Geesing, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

MARCO V. GARCIA BONILLA

In the Circuit Court for Prince

George's County, Maryland Case No. CAE 12-29065

Notice is hereby given this 19th day of February, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of

the property mentioned in these

proceedings and described as 3905 71st Avenue, Hyattsville, MD 20784 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless

cause to the contrary thereof be

shown on or before the 19th day of

March, 2013, provided a copy of this NOTICE be inserted in some

newspaper printed in said County, once in each of three successive weeks before the 19th day of

The report states the purchase price at the Foreclosure sale to be

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

(2-21,2-28,3-7)

March, 2013.

\$470,000.00.

105785

MARIA ELENA TORRES A/K/A MARIA E. TORRES

3905 71st Avenue

Hyattsville, MD 20784

Estate No. 92638

Substitute Trustees.

Defendant(s)

(2-21,2-28,3-7)

the decedent's death; or

(1) Six months from the date of

DORIS M LOHMAN

(2-21,2-28,3-7)

True Copy—Test: Marilynn M. Bland, Clerk

105769

Substitute Trustees,

Plaintiffs

Defendant

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

JOHN HENRY TERRY

Estate No.: 92546

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate: You are hereby notified that a Petition has been filed by ALONZO

TERRY for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on March 26, 2013 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of

Prince George's County Cereta A. Lee Upper Marlboro, Md. 20773

REGISTER OF WILLS FOR

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN BUCK

Notice is given that Reginald L Andrews whose address is 704 Gorman Ave, #T-4, Laurel, MD 20707 was on February 21, 2013 appointed personal representative of the small estate of Joan Buck who died on August 29, 2012 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice. All persons having claims against the decedent must serve their

claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of

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

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

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

REGINALD L. ANDREWS Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 92232

105832

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH SPEARS

Notice is given that Willie B. Spears, whose address is 714 Irvington Street, Oxon Hill, MD 20745 was on February 11, 2013 appointed personal representative of the estate of Elizabeth Spears, who died on October 9, 2012 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 11th day of

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 writ-ten 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 unenforce-able thereafter. Claim forms may be obtained from the Register of Wills.

Personal Representative

WILLIE B SPEARS

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.o. Box 1729 UPPER MARLBORO, MD 20772

105781

Estate No. 92645 (2-21,2-28,3-7)

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

JOHN HENRY TERRY

Estate No.: 92546 NOTICE OF JUDICIAL

PROBATE To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by SHELIA FOSTER for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on March 26, 2013 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 Upper Marlboro, Md. 20773

105782 (2-21,2-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE LOUIS HOLLOWAY III

Notice is given that Barbara A Holloway whose address is 7203 McMillen Dr, Clinton, MD 20735 was on February 14, 2013 appointwas on February 14, 2013 appointed personal representative of the small estate of George Louis Holloway III who died on August 26, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the pro-bate of the will shall file their objec-tions with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the

decedent died before October 1,

1992, nine months from the date of decedent's death; or (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within thirty days from the mailing

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

or other delivery of the notice.

BARBARA A HOLLOWAY Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 Upper Marlboro, MD 20772 Estate No. 89773

MECHANIC'S LIEN SALE

Under and by virtue of

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

> **FEBRUARY 28, 2013** AT 10:00 A.M.

2005 BUICK

VIN #: 2G4WC582661183837 Eung Chung, Derwood, MD

1999 GMC VAN VIN #: 1GTFG25M6X1068370 Eung Chung, Derwood, MD

Sale to be held at:

J & M Auto 5921 Arbor Street Hyattsville, MD 20781

Terms of Sale—CASH.

Lienor reserves the right to bid. 105787

NOTICE OF APPOINTMENT

(2-21,2-28)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS JONES JR Notice is given that Katherine

Jones Johnson, whose address is 134A Joliet St SW, Washington, DC 20032 was on February 6, 2013 appointed personal representative of the estate of Thomas Jones Jr, who died on January 16, 2013 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 6th day of August,

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 writ-ten notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mail-

ing or other delivery of the notice. A claim not presented or filed on or before that date, or any exten-sion provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

KATHERINE JONES JOHNSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729

UPPER MARLBORO, MD 20772

Estate No. 92490

(2-21,2-28,3-7)105780

The **Prince** George's **Post** Newspaper

Call:

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Fax:

301-627-6260

Email:

bboice@pgpost.com

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

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

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

4003 73RD AVENUE HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Jerome Hartwell, dated December 14, 2007 and recorded in Liber 29219, Folio 519 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$184,000.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled on post day the court site on MARCH 5, 2012 AT ously scheduled, on next day that court sits], on MARCH 5, 2013 AT

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 \$17,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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 sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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. 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, and any deficiency in the underlying secured debt. 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 ervicer 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 Randall J. Rolls, Substitute Trustees

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

105676 (2-14,2-21,2-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13014 4TH STREET **BOWIE. MD 20720**

Under a power of sale contained in a certain Deed of Trust from Helen M. Mimiko, dated September 28, 2007 and recorded in Liber 28970, Folio 396 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,000.00, and an original interest rate of 5.000%, 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 MARCH 5, 2013 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$26,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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 and all other public charges, or assessments, including water/sewer charges, ground condo/HOA assessments or private utility charges, not other not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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 sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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. 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, and any deficiency in the underlying secured 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

105674

Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

(2-14,2-21,2-28)

105673

LEGALS

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

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

12722 KEMBRIDGE DRIVE BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Charlene Brannon, dated April 17, 2003 and recorded in Liber 17335, Folio 21 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$87,600.00, and an original interest rate of 5.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14725 Main St. Unper Markers MD 20772 [front of Main St. untrance.] 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 5, 2013 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 \$4,000.00 by certified funds only (no cash

will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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 and all other public charges, or assessments, including water/sewer charges, ground

condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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 sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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. 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, and any deficiency in the underlying secured debt. The purchaser shall not be aptitled to any complete proceeds of debt. 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 Randall J. Rolls, Substitute Trustees

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

105677 (2-14,2-21,2-28)

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

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

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

7002 PALAMAR TURN **LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Richard E. Pierson and Lisa J. Pierson, dated May 22, 2006 and recorded in Liber 30860, Folio 256 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$190,450.00, and an original interest rate of 2.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 5, 2013 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

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 \$20,500.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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 sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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. 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 vent, 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, and any deficiency in the underlying secured 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, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

> > (2-14,2-21,2-28)

LEGALS

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

Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

REAL PROPERTY 1608 BALLINGER AVENUE LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Elmer Fuentes, dated February 9, 2007 and recorded in Liber 27476, Folio 470, and re-recorded at Liber 31517, Folio 618 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$271,000.00, and an original interest rate of 6.500% default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 5, 2013 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

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind. Terms of Sale: A deposit of \$26,000.00 by certified funds only (no cash

will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settle ment expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or dam-age to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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. 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, rea-sonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. 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, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

(2-14,2-21,2-28)105678

> COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

REAL PROPERTY 2208 BARNSTABLE DRIVE

UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Geren L. Williams, dated December 7, 2006 and recorded in Liber 26849, Folio 076 among the Land Records of Prince George's County, al balance of \$435,725.00, Maryland, with an original principal original interest rate of 7.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 5, 2013 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 Irust. The property is improved by

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 \$50,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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 sale forward.

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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

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