The Prince George's Post Newspaper ****

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Your Newspaper of Legal Record

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** Improved by premises known as 4715 Leroy Gorham Drive, Capitol Heights, MD 20743

By virtue of the power and authority contained in a Deed of Trust from KAREN JOHN dated October 22, 2003 and recorded in Liber 19602 at Folio 636 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland, on

FRIDAY, MARCH 22, 2013 AT 3:15 P.M.

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

LOTS NUMBERED SIXTY-ONE (61) AND SIXTY-TWO (62) IN BLOCK LETTERED "G", AS SHOWN ON A SUBDIVISION PLAT ENTITLED, "DEANWOOD PARK", AS PER PLAT THEREOF RECORDED IN PLAT BOOK SDH 3 AT PLAT 57 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. ALSO KNOWN AS 4715 LEROY GORHAM DRIVE; CAPITOL HEIGHTS, MARYLAND 20743.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

AND ERICA T. DAVIS RUTH Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

(3-7,3-14,3-21)

LEGALS

the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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Law Offices AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C. Attorneys and Counselors At Law 401 North Washington Street, Suite 550

105882

Rockville, Maryland 20850 Telephone 301-738-7657 Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** Improved by premises known as 7645 Swan Terrace, Landover, MD 20785

By virtue of the power and authority contained in a Deed of Trust from BRENDA J. JACKSON and THOMAS LUTHER JACKSON (PER-SONAL REPRESENTATIVE OF THE ESTATE OF BRENDA J. JACK-SON) dated March 7, 2007 and recorded in Liber 27475 at Folio 167 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MARCH 22, 2013 AT 3:00 P.M.

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

LOT NUMBERED ONE HUNDRED SIXTY NINE (169) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "PLAT 1, BLOCK B, SECTION II, WILLOW HILLS", AS PER PLAT THEREOF RECORD-ED IN PLAT BOOK W.W.W. 85 AT PLAT 17, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND.

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

TERMS OF SALE: A deposit of \$14,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

LEGALS

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

TERMS OF SALE: A deposit of \$14,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.375% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address paper of Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents execut-ed by purchaser at the time of the sale. Service shall be deemed effec-tive upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the pur-chaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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

105884

(3-7,3-14,3-21)

LEGALS

NOTICE TO CONTRACTORS

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

105885

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** Improved by premises known as 1836 Metzerott Road, Unit 206, Adelphi, MD 20783-3475

By virtue of the power and authority contained in a Deed of Trust from IDA L. SMITH, dated May 3, 1995 and recorded in Liber 10140 at Folio 694 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MARCH 22, 2013 AT 3:05 P.M.

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

Unit numbered 206 and parking space numbered n/a, in a condominium style "PRESIDENTIAL TOWERS CONDOMINIUM" as per plat thereof recorded in Plat Book NLP 109 at plat 26 through and including Plat 48, among the Land Records of Prince George's County, Maryland, being part of the premises declared to be subject to a horizontal property condominium regime by a certain Declaration record-ed May 4, 1981 in Liber 5400 at folio 44, among the Land Records of Prince George's County, Maryland, and pursuant to the amendment expanding the horizontal property regime known as Presidential Towers Condominium East to include the parcel of property known as The West Building and hereinafter called The Presidential Towers Condominium recorded August 17, 1981 in Liber 5442 at folio 1 through 14, inclusive and pursuant to the amended Condominium Plat recorded in Plat Book NLP 110 at Plats 35 through 38, inclusive, among the Land Records of Prince Georges County, Maryland being in the seventeen election district.

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

TERMS OF SALE: A deposit of \$3,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 9.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS RUTH Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland				
Brenda J. DiMarco, Auctioneer				
14804 Main Street				
Upper Marlboro, MD 20772				
Tel: (301) 627-1002				
Auctioneer's Number # A00116				
105883 (3-7,3-14,3-21)				
Law Offices				
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.				
Attorneys and Counselors At Law				
401 North Washington Street, Suite 550				
Rockville, Maryland 20850				
Telephone 301-738-7657				
Telecopier 301-424-0124				
SUBSTITUTE TRUSTEES! SALE OF VALUARIE				

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** Improved by premises known as

6607 Elmhurst Street, District Heights, MD 20747

By virtue of the power and authority contained in a Deed of Trust from BRENDA E. BUTLER dated October 22, 2007 and recorded in Liber 28882 at Folio 441 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MARCH 22, 2013 AT 3:25 P.M.

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

LOT NUMBERED NINE (9) AND TEN (10) IN BLOCK NUMBERED TWENTY-EIGHT (28) IN A SUBDIVISION KNOWN AS "SECTION 1, DISTRICT HEIGHTS", PRINCE GEORGE'S COUNTY, MARYLAND AS PER PLAT THEREOF RECORDED IN PLAT BOOK SDH 3 AT FOLIO 21, ONE OF THE LAND RECORDS OF SAID STATE AND COUNTY.

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Keppler Road Drainage Improvements, Contract No. 805-H (C)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on 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**

105815

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

March 14, 2013

Prince George's County Department of Housing and Community Development 9400 Peppercorn Place, Suite 200 Largo, MD 20774 (301) 883-5539

On or about March 22, 2013 the Prince George's County Department of Housing and Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division for the release of Community Development Block Grant (CDBG)Program funds under Title I of the Housing and Community Development Act of 1974, as amended and HOME Investment Partnerships (HOME) Program funds under the National Affordable Housing Act of 1990, as amend-ed, to undertake a project known as Single-Family Housing Rehabilitation Program, for the purpose of the rehabilitation of the sin-gle-family home located at 6512 Lamont Place, New Carrollton, Maryland 20784, estimated funding of approximately \$30,000 in CDBG funding and approximately \$15,554 in HOME funding.

The activities proposed are categorically excluded under HUD regu-lations at 24 CFR Part 58 from National Environmental Policy Act requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Department of Housing and Community Development Community Planning and Development Division, 9200 Basil Court, Suite 420, Largo, Maryland 20774 and may be examined or copied weekdays 9:00 a.m. to 5:00 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Linda G. Kruelle, Environmental Review Officer. All comments received by March 21, 2013 will be considered by the Prince George's County Department of Housing and Community Development prior to authorizing submission of a request for release of funds.

RELEASE OF FUNDS

The Prince George's County Department of Housing and Community Development certifies to HUD that Eric C. Brown in his capacity as Director of the Department of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the envi-ronmental review process and that these responsibilities have been sat-isfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the Prince George's County Department of Housing and Community Development Community Planning and Development Division to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the Prince George's County Department of Housing and Community Development's certification for a period of fifteen days following the anticipated submission data or its actual respirit of the reguest Development's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Prince George's County Department of Housing and Community Prince George's County Department of Housing and Community Development; (b) the Prince George's County Department of Housing and Community Development has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD or (d) another Foderal acting purport to 40 CFR Part HUD or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be pre-pared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD Washington, D.C. Field Office, 820 First Street, N.E., Suite 300, Washington, D.C. 20002-4205, Attention: Mr. Michael D. Rose, Director, Community Planning and Development Division. Potential objectors should contact HUD at 202-275-9200, Ext. 6266, to verify the actual last day of the objection period.

Eric C. Brown, Director Department of Housing and Community Development

105956

NOTICE OF PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL AND

- LEGALS
- M-NCPPC Planning Information Services, County Administration Building, Lower Level, Upper Marlboro, Maryland 20772
- Upper Marlboro Library, 14730 Main Street, Upper Marlboro, Maryland 20772
- Baden Branch Library, 13603 Baden-Westwood Road, Brandywine, Maryland 20613

TO REGISTER TO SPEAK, CONTACT THE M-NCPPC, PUBLIC AFFAIRS OFFICE AT 301-952-4584, or 301-952-4366, 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 register 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 May 7, 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 22, 2013 due date.

For further information, please contact Betty Carlson-Jameson, Project Manager, M-NCPPC, Community Planning Division at 301-952-3179, email betty.carlsonjameson@ppd.mncppc.org or visit the project website at: www.pgplanning.org/Subregion6.htm

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

ATTEST: Redis C. Floyd Clerk of the Council

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

> > (3-7,3-14)

ATTEST: Joseph Zimmerman Secretary-Treasurer

105926

(3-14)

Bid No. DER-2012-0011

NOTICE TO CONTRACTORS

OLD MARLBORO PIKE STORM DRAINAGE IMPROVEMENT PROJECT

If awarded this contract, the above named firm agrees to comply with the following Minority Business Enterprise (MBE) obligations:

ATTENTION: This bid is restricted (100%) to a Certified Minority Business that has current certification in the Supplier Diversity Program with the Prince George's County Supplier Development and Diversity Division formerly known as Minority Business Enterprise/Minority Business Development Division in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Prince George's County MBE Program.

This project will require submission of a bid bond at time of bid opening.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of Old Marlboro Pike Storm Drainage Improvement Project in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Administrative Services, Attn: Ms. Michelle Russell, 9400 Peppercorn Place, Suite 500 Largo, Maryland 20774, until 10:00 A.M. local prevailing time, Tuesday, April 16, 2013 and then at said office publicly opened and read aloud.

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**

7100 FIREBRUSH COURT CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Michael C. Alejandro and Melodie R. Alejandro, dated June 26, 2006 and recorded in Liber 25734, Folio 158 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$310,500.00, 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 court-house is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], or MARCH 10, 2012 AT 1100 AM on MARCH 19, 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 a dwelling.

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

Terms of Sale: A deposit of \$30,000.00 by 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 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, rea-sonable attorney's fees, and all other charges due and incidental and 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 prost each experimentian and audit of the states of the lagen with the lagen 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 105798 (2-28, 3-7, 3-14)

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

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

6906 EAST CLINTON STREET CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Anna E. Weaver and Anna E. Weaver Family Trust dated September 11, 2007, Cynthia Burns Successor Trustee, dated April 14, 2005 and recorded in Liber 22193, Folio 404 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$112,294.53, and an original interest rate of 1.670%, default having occurred under the terms thereof, the Substitute Trustees will sell a public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If court-house is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 26, 2013 AT 11:00 AM.

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION INVITE YOU TO PARTICIPATE IN A

JOINT PUBLIC HEARING

ON THE PRELIMINARY SUBREGION 6 MASTER PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA)

The Maryland-National Capital Park and Planning Commission has published the Preliminary Subregion 6 Master Plan and Proposed Sectional (Zoning) Map Amendment (SMA). Although the Subregion 6 Master Plan and Sectional Map Amendment was approved on September 15, 2009 by Prince George's County Council Resolution 62-2009, the Circuit Court for Prince George's County reversed and voided CR-62-2009 on October 26, 2012. This public hearing is part of a process leading to the approval of a new master plan and sectional map amendment that will replace the 1993 Approved Subregion 6 Study Area Master Plan and 1994 Approved Sectional Map Amendment, the 1994 Melwood Westphalia Master Plan and Sectional Map Amendment, the Approved Subregion 5 Master Plan and Sectional Map Amendment (Planning Area 85B) and the 2002 Approved Prince George's County General Plan and other functional master plans.

The Preliminary Plan and SMA focus on an area of approximately 124 square miles that is bounded to the east by the Patuxent River; to the south by the Charles County line; to the west by the Pope's Creek Conrail line, the PEPCO power line right-of-way, Piscataway Creek, Old Alexandria Ferry Road, Branch Avenue, Allentown Road, and the Capital Beltway; to the north by Pennsylvania Avenue, Ritchie Marlboro Road, White House Road, Landover Road, Oak Grove Road, and Leeland Road.

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 22, 2013. Failure to timely file an affidavit(s) may delay or prohibit consideration of your zoning or land use request. Affidavit forms are available online at http://ethics.gov.state.md.us/pages/local%20government.htm

PUBLIC HEARING DATE/TIME: Monday, April 22, 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 concerning the Preliminary Master Plan and Proposed Sectional Map Amendment

The Preliminary Subregion 6 Master Plan and Proposed Sectional Map viewed Amendment can be online www.pgplanning.org/Subregion6.htm. Copies of the document are also available at no cost at the following locations:

The Invitation for Bid may be examined at the following locations on or after March 15, 2013.

McGraw-Hill Construction: Theresa Tolley, 8501 LaSalle Road, #304 Towson, MD 21286. Tel: 304-727-0286; Fax: 1-800-768-5594

Construction Data Company: Lori Coble, 111 Corning Road, Suite 140, Cary, North Carolina 27518. Tel: 888-232-2850; Fax: 1-888-232-2856

Reed Construction Data: Lauren Brown, 30 Technology Parkway South, Suite 100, Norcross, Georgia 30092. Tel: 1-800-424-3996; Fax: 1-800-303-8629

The project includes, but is not limited to, construction stakeout, excavation and grading, debris removal, installation of concrete pipes, installation of inlets, installation of manhole, mill and overlay, install sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after Friday, March 15, 2013 at the Capital Projects Section, Department of Environmental Resources, 9400 Peppercorn Place, Suite 520, Largo, Maryland 20774, contact: Mr. Eric Jackson at (301) 883-5895. A non-refundable fee of \$45.00 will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for Tuesday, March 26, 2013, at 10:00 am., at the Capital Projects Section, 9400 Peppercorn Place, Suite 550, Largo, Maryland 20774.

> By authority of Rushern L. Baker, III County Executive Prince George's County, Maryland

105963



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 condi-tions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$11,000.00 by 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 fore-closure 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 reme dies, 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 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 Trustees cannot convey insurable title, 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

105839

(3-14)

File: PG12-MTCF-1552

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

vs.

Plaintiff

Roland Tirado, Sr., Wells Fargo Bank, National Association, B. George Ballman, Trustee, United States Department of Housing and Community Development, 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 3014 Kirtland Avenue, District Heights, MD 20747 and described as Lots 25,26 & 2 4 Ex 351 9,024.0000 Sq. Ft & Imps. Sansbury Park Blk B Assmt \$188,700 Lib 00000 Fl 000 Account No. 0443531 in District 06 on the Tax Roll of the Director of Finance,

Defendants

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

CAE 13-04970

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 nec-essary for the redemption for the subject paragraphics and the paragraphics 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 interested party have expired.

It is thereupon this 4th day of March, 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 29th 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 7th day of May, 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 proper-ty, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

a Class B, Beer, Wine and Liquor License for the use of GASELA, Inc., t/a Mi Mariachi II Restaurant, 10841 Lanham Severn Road, Glenn Dale, 20769 transfer from GASELA, Inc., t/a **Mi Mariachi II** Restaurant, Maria AMorena, President/Secretary/ Treasurer.

Joseph W. Donato, Jr., Authorized Person, Susan M. Dunnavant, Authorized Person for a Class C (GCC), Beer, Wine and Liquor License for the use of Concert Woodmore Bevco, LLC, t/a Country Club at Woodmore, 12320 Pleasant Prospect, Mitchellville, 20721 transfer from Prince George's County Club, Inc., t/a Country Club at Woodmore, Bernard Bishop, President, D. Scott Parry, Vice President, John Whitmore, Treasurer, Marjorie Voith, Secretary.

Ricardo A. Young, Member-Manager for a Class D(R), Beer and Wine License for the use of MEERA, LLC, t/a Suitland Beer MEERA, LLC, t/a Suitland Beer and Wine, 6101 Suitland Road, Suitland, 20748 transfer from MEERA, LLC, t/a Suitland Beer and Wine, Richard A. Young, Member, Rajni Shah, Managing Member.

Sara I. Perea, President/ Secretary/Treasurer for a New Class B, Beer, Wine and Liquor License for the use of Saritas Restaurant, Inc., t/a El Rodeo II Restaurant, 6254 Kenilworth Avenue, Riverdale, 20737.

Eric Bachelor, Manager for a New Class B (BLX), Beer, Wine and Liquor License for the use of Bachelor Largo Famous Dave's LLC, t/a Famous Dave's, 880 E. Capital Center Blvd., Unit 56, Largo, 20774.

Eric Bachelor, Manager for a New Class B (BLX), Beer, Wine and Liquor License for the use of Bachelor Largo Top Shelf LLC, t/a Top Shelf Kitchen and Bar, 880 G. Capital Center Blvd., Unit 50, Largo, 20774.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, **10:00 a.m., Tuesday, March 26, 2013.** Additional information may be obtained by contacting the Board's Office at 301-699-2770

BOARD OF LICENSE COMMISSIONERS

Attest: Diane M. Bryant January 31, 2013	
105859	(3-7,3-14)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204

> Substitute Trustees Plaintiffs

Omar M. Davis. Personal Representative for the Estate of Eloise S. Davis 4700 Birchtree Lane Temple Hills, MD 20748

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-38773 Notice is hereby given this 7th LEGALS

Place Your

Legal Ads In

the Prince

George's Post

Newspaper

Call

301-627-0900

Fax

301-627-6260

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

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR CHILD

Adoption No: CAA 12-33535

NOTICE TO UNKNOWN FATHER

To: BASIL EMEKA DEWITT WATSON: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA12-33535. All persons who believe themselves to be parents of a male child born on April 8, 2006, in Montgomery County, Maryland, to JADE DIONNE GRIFFIN, born January 5, 1983, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

105951

LEGALS

(3-14)

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 8117 Muirkirk Road, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Dale W Foster and Debra Foster, dated January 26, 2006, and recorded in Liber 24741 at folio 401 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

AT 9:01 AM

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

BEING ALL OF THE LAND AS DESCRIBED IN CONVEYANCES BY DEEDS TO LAWRENCE J. AND MARY C. BOMBERGER RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 4985 FOLIO 197, LIBER 5958 FOLIO 353 AND LIBER 5981 FOLIO 812 BOUNDED AND DESCRIBED AS FOLLOWS : BEGINNING FOR THE SAME AT AN IRON PIPE FOUND ON THE PRE-SENT SOUTH RIGHT OF WAY LINE OF MUIRKIRK ROAD, 80 FEET WIDE, SAID POINT ALSO BEING ON THE DIVIDING LINE OF LAND HEREIN DESCRIBED AND LAND NOW OR FORMERLY OF THOMAS 1. AND GLADYS O. MILLER AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3419 FOLIO 272; THENCE WITH THE SAID RIGHT OF WAY LINE OF MUIRKIRK ROAD (I) SOUTH 72° 53' 10" EAST A DISTANCE OF 190,60 FEET TO A POINT AT LINE OF LAND NOW OR FORMERLY OF ROSAN-NAH TAYLOR AS RECORDED AMONG THE SAID LAND RECORDS IN LIBER 14124 FOLIO 196; THENCE ALONG LINES OF LAND NOW OR FORMERLY OF SAID TAYLOR THE FOLLOWING THREE (3) COURSES WEST FEET TO A REBAR AND CAP FOUND; THENCE (3) SOUTH 71 ° 09' 20" EAST A DISTANCE OF 85.00 FEET TO A REBAR AND CAP FOUND; THENCE (4) SOUTH 100 13' 00" WEST A DISTANCE OF 262.92 FEET TO A REBAR AND CAP FOUND AT LINE OF LAND NOW OR FORMERLY OF THE U.S. GOVERNMENT AS RECORDED AMONG THE SAID LAND RECORDS IN LIBER 482 FOLIO 177; THENCE ALONG THE SAID LINE OF LAND OF THE U.S. GOVERNMENT (5) NORTH 81 0 58' 30" WEST A DISTANCE OF 264.50 FEET TO AN IRON PIPE FOUND AT LINE OF LAND NOW OR FORMERLY OF THE WASHINGTON SUBURBAN SAN-ITARY COMMISSION (W.S.S.C.) AS RECORDED AMONG THE SAID LAND RECORDS IN LIBER 3831 FOLIO 46; THENCE WITH LINES OF LAND OF SAID W.S.S.C. THE FOLLOWING TWO (2) COURSES AND DISTANCES: (6) NORTH 07° 45' 45" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE (7) NORTH 36° 40' 00" WEST A DISTANCE OF95.57 FEET TO A REBAR FOUND ON THE EAST LINE OF LOT NO. I MCNEIL'S SUBDIVISION AS RECORDED AMONG THE SAID LAND RECORDS IN PLAT BOOK 69 PLAT 20: THENCE WITH PART OF THE SAID EAST LINE OF LOT NO. I MCNEIL'S SUBDIVISION (8) NORTH 07° 45' 45" EAST A DISTANCE OF 256.26 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST COMER OF THE AFORESAID LAND NOW OR FOR-MERLY OF THOMAS 1. AND GLADYS O. MILLER; THENCE ALONG THE LINES OF LAND OF SAID MILLER THE FOLLOWING TWO (2) COURSES AND DISTANCES: (9) SOUTH 72° 37' 20" EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE (10) NORTH OR 27' 30" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAIN-ING 3.1314 ACRES OF LAND MORE OR LESS.

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing,, Upper Marlboro, MD 20772, at 4:00 P.M. on 04/01/2013. 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 parties claming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935. LOT# 5337B 1973 MAKO 23FT

HIN# MRK100400873 NY#2375PM GATES MARINE SERVICES, INC 600 CABANA BLVD DEALE

LOT# 5710B 1990 GRADY WHITE 25FT HIN# NTLCV216L990 MD#0743AX GATES MARINE SERVICES, INC 600 CABANA BLVD DEALE

LOT#6379 2005 FORD CROWN VIC

VIN# 2FAHP71W85X118810 TEMPLE HILL SHELL 4811 ST. BARNABAS RD TEMPLE HILLS

LOT# 6508B 1975 BAJA UK/ 31FOOT HIN# SMP0222CM75I (ON BOAT) HIN# ON RECORD: DLZ12551D510 DL# 1234AE TALL TIMBERS MARINA 18521 HERRING CREEK RD TALL TIMBERS

LOT# 6517 2005 CADILLAC DEVILLE VIN# 1G6KE57Y95U192931 KEN DIXON CHEVY HONDA 2298 CRAIN HIGHWAY WALDORF

LOT# 6529 2005 VOLKSWAGEN TOUAREG VIN# WVGMM77L55D010100 DARCARS VOLKSWAGON 12511 PROSPERITY DR SILVER SPRING

LOT# 6530 2000 VOLKSWAGEN NEW BEETLE VIN# 3VWCA21C2YM420508 DARCARS VOLKSWAGON 12511 PROSPERITY DR SILVER SPRING

LOT# 6531 2007 MINI COOPER VIN# WMWMF33587TL78565 L & H AUTO REPAIR 14713 BALT AVE #19 & 29 LAUREL

285 PLUM POINT RD. ELKTON

LOT# 6583B 1988 CELEBRITY UK/ 26FT 2INCH HIN# CYG24752E888 MD#2075AU PIER SEVEN LIMITED PARTNER-SHIP 48 SOUTH RIVER RD SOUTH EDGEWATER

LOT# 6584B 1994 BAYLINER UK/ 30FT 2INCH HIN# BL2B74STD494 MD#4330BH OFFICIAL# 023265 NAME OF BOAT: ALWAYS ONE PIER SEVEN LIMITED PARTNER-SHIP 48 SOUTH RIVER RD SOUTH

EDGEWATER

LOT# 6699 2001 NISSAN SENTRA VIN# 3N1CB51D91L466233 CENTRAL AUTO SERVICE 11 SW. CRAIN HWY UPPER MARLBORO

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

105958

v.

(3-14,3-21)

NOTICE OF VERIFIED COMPLAINT **TO QUIET TITLE**

EZEQUIEL PROPERTIES, LLC

Plaintiff,

WILLIAM SINCLAIR PARRAN, et al., Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-25203

Notice is hereby given, pursuant to the Order of this Court dated the 5th day of March, 2013, that a Verified Complaint to Quiet Title are unknown. The Complaint alleges in substance that Plaintiff is the owner of a certain parcel of land, located in Prince George's County, Maryland known as Lot 67, part of the parcel more com-monly known as 4906 46th Avenue, Hyattsville, Maryland (the "Parcel"), by virtue of its record title traceable to Philander Bowen, Jr. (d. May 1905), or alternatively by virtue of its adverse possession of same under the law.

The relief requested by Plaintiff in the Complaint is that the Court declare that the Plaintiff is the absolute owner in fee simple of the Parcel, and is entitled to the quiet and peaceful possession of the property free and clear of all claims by the Defendants and all other ersons who may claim an interest in the Parcel.

APRIL 2, 2013

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

True Copy—Test: Marilynn M. Bland, Clerk 105952 (3-14,3-21,3-28)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

BOARD OF LICENSE COMMISSIONERS MARCH 26, 2013

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

TRANSFER

Alfreda Bacote, Authorized Person, Javanikaben B. Patel, Member-Manager for a Class A, Beer, Wine and Liquor License for the use of Pine Liquors II, LLC, t/a **Pine Liquors**, 9231 Oxon Hill Road, Fort Washington, 20744 transfer from P & O LLC, t/a Pine Liquors, Alfreda Bacote, Authorized Person.

Roney R. Trought, Authorized Person for a Class B (BH), Beer, Wine and Liquor License for the use of WDC Liquor Holding, LLC, t/a Sheraton Washington North, 4095 Powder Mill Road, Beltsville, 20705 transfer from CRP/Crescent Hotel Operations, LLC, t/a Sheraton College Park Hotel, Roney R. Trought, Authorized Person.

Brian Yong Seo, President, James J. Chon, Secretary/Treasurer for a Class B(BLX), Beer, Wine and Liquor License for the use of YS Enterprises, Inc., t/a Galaxy Sports Bar & Grill, 2031-B University Blvd., Hyattsville, 20783 transfer from YS Enterprises, Inc., t/a Galaxy Sports Bar and Grill, Byong K. Sol, President/Treasurer, Dong K. Kim, Secretary.

Gerson Arias President/Secretary/Treasurer for

day of March, 2013, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of April, 2013, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of April 2012 before the 8th day of April, 2013. The Report of Sale states the amount of the foreclosure sale price to be \$142,000.00. The property sold herein is known as 4700 Birchtree Lane, Temple Hills, MD

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105954 (3-14,3-21,3-28)

NOTICE

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

Publiana Pereira

20748.

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

Defendant

CIVIL NO. CAE 12-07707

ORDERED, this 20th day of February, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9200 Edwards Way Unit 1110, Unit 1110, Adelphi, Maryland 20783 mentioned in these proceed-ings, 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 20th 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 20th day

of March, 2013, next. The report states the amount of sale to be \$39,750.00.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test: Marilynn M. Bland, Clerk

105819

105928 (2-28,3-7,3-14)

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$58,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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

(3-14,3-21,3-28)

LOT# 6532 1993 FORD F150 VIN# 1FTEX15N3PKB04797 **B AND J TRUCK & EQUIPMENT** REPAIR SERVICE 601 W PATAPSCO AVE BALTIMORE

LOT#6533 1997 BMW 528I VIN# WBADD6329VBW20635 LOTHIAN SUNOCO 5511 SOUTHERN MD BLVD LOTHIAN

LOT# 6534 1994 GMC S15 VIN# 1GTCS1949R8528038 FRANK QUINN CO 4237 BLADENSBURG RD COLMAR MANOR

LOT# 6535 2009 SCION TC VIN# JTKDE167190297993 RAYMOND MONZANO AUTO-MOTIVE 15450 GEORGIA AVE. ROCLVILLE

LOT# 6536 2006 AUDI A6 VIN# WAUEG74F46N038588 GEORGE'S AUTO HOSPITAL LLC 7512 RICKENBACKER DRIVE GAITHERSBURG

LOT# 6537 2008 CHRYSLER PT CRUISER VIN# 3A8FY58BX8T230058 WOODSBORO AUTO REPAIR 7-A COUNCIL DR WOODSBORO

LOT# 6538 2004 HONDA ACCORD VIN# 1HGCM56324A175321 A-1 AUTO WORKS 2013 ASHBURTON ST BALTIMORE

LOT# 6565B 1999 CROWNLINE 330/ 33 FEET VIN# JTC32688I899 MD# 9129BX TRITON MARINA SERVICES LLC

This Notice shall be published once a week for three successive weeks in the Prince George's Post on or before March 29th, 2013. This Notice shall also be posted by the Sheriff of Prince George's County, Maryland at or in the immediate vicinity of the courthouse door, as well as in a conspicuous place on the Parcel.

The Defendants, and any other party claiming an interest in or to the Parcel, must file a response or answer to the Complaint no later than the 7th day of May, 2013, and serve a copy of same upon Plaintiff's counsel, Walter E. Laake, Plaintiff's counsel, Walter E. Laake, Esquire, whose address is 6404 Ivy Lane, Suite 400, Greenbelt, Maryland 20770. The Defendants, and any other party claiming an interest in or to the Parcel, are warned by this Notice that failure to file a response or answer within the time allowed may result in the entry of a summary judgment, or a judgment by default, and the granting of the relief sought by Plaintiff.

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

105957 (3-14,3-21,3-28)

MECHANIC'S LIEN SALE

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

MARCH 22, 2013 AT 10:00 AM

2001 Suzuki JS1GT74A012109270

105950

The auction will be held on the premises of:

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

Terms of Sale-CASH Lienor reserves the place "Minimum" bid. right to

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

vs. LILY BERRIOS GOMEZ

7032 Onyx Court Capitol Heights, MD 20743-1881

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 12-19619

Notice is hereby given this 28th 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 7032 Onyx Court, Capitol Heights, MD 20743-1881, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of March, 2013.

The report states the purchase price at the Foreclosure sale to be \$126,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105875 (3-7,3-14,3-21)

NOTICE

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

Plaintiffs VS. ANDREW BLOUNT 1000 Shady Glen Drive

Capitol Heights, MD 20743

Defendant(s)

Substitute Trustees,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-16252

Notice is hereby given this 28th 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 1000 Shady Glen Drive, Capitol Heights, MD 20743 made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of March, 2013.

The report states the purchase price at the Foreclosure sale to be \$111,000.00

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

True Copy—Test: Marilynn M. Bland, Clerk 105874 (3-7,3-14,3-21)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF: JERONICA MCRAE ESTATE NO: 92131

PUBLIC NOTICE OF CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Woodrow Sellers, Jr. 6604 Newport Road, Hyattsville, MD 20784 challenging the will or codicil dated November 12, 2012.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

105906 (3-7,3-14)

NOTICE

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

Substitute Trustees, Plaintiffs

TRINIDAD DE JEZUS GUZMAN 6916 Marlboro Pike District Heights, MD 20747

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 12-32741

Notice is hereby given this 7th day of March, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the propmaryland, und the set of these proceed-ings and described as 6916 Marlboro Pike, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 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 8th day of April, 2013.

The report states the purchase price at the Foreclosure sale to be \$180,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-14,3-21,3-28) 105953

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

In The Estate Of:

RICHARD W KNIGHT

Estate No.: 92724 NOTICE OF JUDICIAL

PROBATE To all Persons Interested in the

above estate: You are hereby notified that a

LEGALS NOTICE

Defendant

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

Clive Monnity

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 12-32596

ORDERED, this 7th day of March, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7305 Milligan Lane, 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 8th day of April, 2013, next, pro-vided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of April, 2013, next.

The report states the amount of sale to be \$202,500.00. MARILYNN M. BLAND

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

105955 (3-14,3-21,3-28)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **JOSEPH A SCORSUNE**

Estate No.: 92742 NOTICE OF IUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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 Wille Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD. 20773 105904 (3-7,3-14)

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

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

MICHAEL DAVID KOZAK

Estate No.: 92723

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 2013 at 9:30 AM. This hearing may be transferred or postponed to a subsequent time. built of postport of a built of a built of the second of t Wills.

NOTICE

vs.

Ellen J. Rama

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

In the Circuit Court for Prince

George's County, Maryland

Civil No. CAE 12-17655

February, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-

erty at 3322 Saint Marys View Road, Accokeek, Maryland 20607

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 28th 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 suc-

cessive weeks before the 28th day of March, 2013, next.

The report states the amount of sale to be \$369,177.56.

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

ELSIE MARIE WINDSOR

Estate No.: 92743

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the

You are hereby notified that a Petition has been filed by BEN-

JAMIN J. WOOLERY for Judicial

Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8,

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

(3-7,3-14,3-21)

True Copy—Test: Marilynn M. Bland, Clerk

105880

above estate:

2013 at 9:30 AM.

REGISTER OF WILLS FOR

CERETA A. LEE

PRINCE GEORGE'S COUNTY

P.O. Box 1729 UPPER MARLBORO, MD. 20773

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

JESSICA RENE HANNIN

Estate No.: 92741

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the

Wills.

105905

above estate:

ORDERED, this 28th day of

Plaintiffs

Defendant

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 will.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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 12th 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:

(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. STEPHEN A. MALADY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773

105829

Estate No.92661 (2-28,3-7,3-14)

NOTICE

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

Plaintiffs vs.

Halcyone Wills and Aloysius Ignatius Wills Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 12-16004

ORDERED, this 28th day of February, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the property at 4800 Lake Ontario Way, Bowie, MD 20720 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 28th 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 28th day of March, 2013,

MARILYNN M. BLAND

PRINCE GEORGE'S COUNTY

GOVERNMENT

BOARD OF LICENSE

COMMISSIONERS

NOTICE OF PUBLIC

HEARING

NOTICE IS HEREBY GIVEN:

That the following establishment

Entertainment Permit pursuant to

Section 6-201 of Article 2B of the

t/a El Rodeo II

Application Pending for a

Class B, Beer, Wine and Liquor

Saritas Restaurant, Inc.

6254 Kenilworth Avenue

Riverdale, Maryland 20737

A Public Hearing will be held on:

March 26, 2013

10:00 a.m.

County Service Building

5012 Rhode Island Avenue

Hearing Room 200

Hyattsville, Maryland

20781

Testimony either for or against the

request will be accepted at the pub-

lic hearing. Additional information

can be obtained by contacting the

BOARD OF LICENSE COMMISSIONERS

Board's Office at 301-699-2770.

Annotated Code of Maryland:

filed for

(3-7,3-14,3-21)

a Special

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on April 25, 2013 and will be heard on June 25, 2013. Those licenses are:

Class D, Beer and Wine-17 DW

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

Public Hearings are also scheduled for April 3, 2013 and April 10, 2013 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Diane M. Bryant January 31, 2013

105858

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

(3-7, 3-14)

In The Estate Of:

EDWARD ANDREW GROSS Estate No.: 92716

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the

You are hereby notified that a Petition has been filed by BEN-

JAMIN J. WOOLERY for Judicial

Probate and for the appointment of

a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8,

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

(3-7, 3-14)

above estate:

2013 at 9:30 AM.

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY CERETA A. LEE

P.O. Box 1729 UPPER MARLBORO, MD. 20773

Wills.

105889

In The Estate Of: **BRIAN KEVIN COLE**

Estate No.: 92710

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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 Wills.

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

(3-7,3-14) 105887

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

In The Estate Of:

BRENDAN JAMES DIMLER Estate No.: 92714 NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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 Wills.

(3-7, 3-14)

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

105888

Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 2013 at 9:30 AM

2013 at 9:30 AM. This hearing may be transferred or postponed to a subsequent time. builter information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

105895	(3-7,3-14)	

NOTICE

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

> Substitute Trustees, Plaintiffs

CHARLES M BADAWU 4805 Niagara Road College Park, MD 20740

VS.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-12737

Notice is hereby given this 27th 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 4805 Niagara Road, College Park, MD 20740 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 27th 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 27th day of March, 2013.

The report states the purchase price at the Foreclosure sale to be \$187,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105877 (3-7,3-14,3-21) REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD. 20773

105894 (3-7,3-14)

NOTICE

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

> Substitute Trustees, Plaintiffs

LAVERNE BRASWELL 28 Laughton Street Upper Marlboro, MD 20774

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-36941

Notice is hereby given this 27th 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 28 Laughton Street, Upper Marlboro, MD 20774 made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th 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 27th day of March. 2013.

The report states the purchase price at the Foreclosure sale to be \$150,000.00

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105876 (3-7,3-14,3-21)

next. The report states the amount of sale to be \$350,000.00.

(3-7,3-14)

105881

has

(3-7,3-14)

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Clerk of the Circuit Court for Prince George's County, Md. Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 2013 at 9:30 AM. True Copy—Test: Marilynn M. Bland, Clerk

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

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

105903

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

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR CHILD

Adoption No: CAA 12-33535

NOTICE TO UNKNOWN FATHER

To: BASIL EMEKA DEWITT WATSON: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA12-33535. All persons who believe themselves to be parents of a male child born on April 8, 2006, in Montgomery County, Maryland, to JADE DIONNE GRIFFIN, born January 5, 1983, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

105857

(3-7,3-14)

105891

Attest:

Diane M. Bryant

February 5, 2013

Administrative Assistant

THOMAS JOSEPH DORR, JR. Estate No.: 92717

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

NOTICE OF IUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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

105890

(3-7,3-14)

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

In The Estate Of:

DARCETTA ANDRESE SAVOY

Estate No.: 92719

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 2013 at 9:30 AM.

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

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

(3-7,3-14)

(3-14)

105951

Linda M. Brown 646 Main Street Laurel, MD 20707 301-953-0308

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES DOUGLAS PEACOCK

Notice is given that Valerie Jean Ricciardi whose address is 3643 Elder Oaks Blvd., #6105, Bowie, MD 20716 was on February 27, 2013 appointed personal representative of the estate of James Douglas Peacock who died on February 17, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th 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:

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 exten-

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

VALERIE JEAN RICCIARDI Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County 14735 Main Street 4th Floor Upper Marlboro, MD 20773

Estate No. 92806 105833 (3-7,3-14,3-21)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs V.

Tanya Dorsey 3130 Brinkley Road, Unit 303 Temple Hills, MD 20748 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-37664

Notice is hereby given this 20th day of February, 2013, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless ause to the contrar thereof be shown on or before the 20th day of March, 2013, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of March, 2013. The Report of Sale states the amount of the foreclosure sale price to be \$36,000.00. The property sold herein is known as 3130 Brinkley Road, Unit 303, Temple Hills, MD 20748

Christopher Staiti, Esq. Staiti & Di Blasio, LLP 401 Headquarters Dr. #202 Millersville, MD 21108 410-787-1123

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Probate Division, Circuit Court of Seminole County, Florida appointed Deborah L. Pagan c/o Frank Finkbeiner, Esq. whose address is 108 Hillcrest St., Orlando, FL 32802-1789 as the Personal Representative of the Estate of Lydia Fannie Williams who died on November 14, 2012 domiciled in Florida, USA. The Maryland resident agent for service of process is Christopher

Service of process is Christopher Staiti, Esq. whose address is Staiti & Di Blasio, LLP, 401 Headquarters Dr. #202, Millersville, MD 21108. At the time of death, the decedent

owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S. All persons having claims against

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates: (1) Six months from the date of

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

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

DEBORAH L. PAGAN Foreign Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773 Estate No. 92839 105959 (3-14,3-21,3-28)

NOTICE

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

> Substitute Trustees, Plaintiffs

KEVIN ALDER AKA KEVIN EUGENE ALDER AKA KEVIN E. ALDER 7620 Erica Lane Laurel, MD 20707

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-09776

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 7620 Erica Lane, Laurel, MD 20707 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof 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.

LEGALS

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC

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

vs.

O'BRIAN SAWNEY 2012 Beechwood Road Adelphi, Maryland 20783

and

ROSEMARIE SAWNEY 2012 Beechwood Road Adelphi, Maryland 20783

and

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION 165 Madison Avenue, 8th Floor Memphis, Tennessee 38103

and

WILLIAM M. SAVAGE SUBSTITUTE TRUSTEE 10021 Balls Ford Road Suite 200 Manassas, Virginia 20109

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-00293

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.

Chillum, 17th Election District, 8619 Sq., Ft., Lewisdale Block 19, Tax Account No. 17-1839349.

It is thereupon this 4th day of March, 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 29th 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 105962 (3-14,3-21,3-28)



Stephen C. Hosea, Esquire McNamee Hosea Jernigan Kim Greenan & Lynch, P.A.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF OSCAR DALLAS JETER SR

Notice is given that Bobbie H Jeter whose address is 914 Amer Drive, Fort Washington, MD 20744 was on March 7, 2013 appointed personal representative of the estate of Oscar Dallas Jeter Sr. who died on February 23, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of September, 2013.

September, 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

(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

À 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.

> BOBBIE H. JETER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773

Estate No.92823

<u>10596</u>4

105960 (3-14,3-21,3-28)

LEGALS

Bid No. DER-2013-0002 NOTICE TO CONTRACTORS

ROBLEE DRIVE STREAM BANK STABILIZATION PROJECT

If awarded this contract, the above named firm agrees to comply with the following Minority Business Enterprise (MBE) obligations:

Twenty two percent (22%) subcontracting with Prince George's County certified Minority Business Enterprises. Eleven percent (11%) of the total 22%, is required to be subcontracted to a certified Woman Owned Business Enterprise, and the remaining 11% to certified MBE. In order to be considered responsive, both MBE and WBE shall have a current certification with the Supplier Diversity Program in the Prince George's County Supplier Development and Diversity Division formerly known as Minority Business Enterprise/Minority Business Development Division in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11) (8).

This project will require submission of a bid bond at time of bid opening.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of **Roblee Drive Stream Bank Stabilization Project** in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Administrative Services, Attn: Ms. Michelle Russell, 9400 Peppercorn Place, Suite 500 Largo, Maryland 20774, until 10:00 A.M. local prevailing time, Tuesday, April 16, 2013 and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after March 15, 2013.

McGraw-Hill Construction: Theresa Tolley, 8501 LaSalle Road, #304 Towson, MD 21286. Tel: 304-727-0286; Fax: 1-800-768-5594

Construction Data Company: Lori Coble, 111 Corning Road, Suite 140, Cary, North Carolina 27518. Tel: 888-232-2850; Fax: 1-888-232-2856

Reed Construction Data: Lauren Brown, 30 Technology Parkway South, Suite 100, Norcross, Georgia 30092. Tel: 1-800-424-3996; Fax: 1-800-303-8629

The project includes, but is not limited to, construction stakeout, excavation and grading, debris removal, installation of retaining wall, install sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after <u>Friday</u>, <u>March 15, 2013</u> at the Capital Projects Section, Department of Environmental Resources, 9400 Peppercorn Place, Suite 520, Largo, Maryland 20774, contact: Mr. Eric Jackson at (301) 883-5895. A non-refundable fee of \$40.00 will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for <u>Tuesday, March 26, 2013, at 10:00</u> <u>am.</u>, at the Capital Projects Section, 9400 Peppercorn Place, Suite 550, Largo, Maryland 20774.

> By authority of Rushern L. Baker, III County Executive Prince George's County, Maryland

(3-14)

Prince George's Post Newspaper

The

Wishes Everyone a

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105820 (2-28,3-7,3-14)

NOTICE

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

> Substitute Trustees, Plaintiffs

CHARLES E. MACK CAWANNA L. KING -MACK A/K/A CAWANNA L. KING 10603 Tyrone Drive Upper Marlboro, MD 20772

VS.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-31354

Notice is hereby given this 27th 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 10603 Tyrone Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 27th 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 27th day of March, 2013.

The report states the purchase price at the Foreclosure sale to be \$400,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105878 (3-7,3-14,3-21) The report states the purchase price at the Foreclosure sale to be \$114,750.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>105823</u> (2-28,3-7,3-14)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs

John D. Pauley, a/k/a John Denny Pauley Cynthia M. Pauley, a/k/a Cynthia Marie Pauley 3512 Mase Lane Bowie, MD 20715 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-16127

Notice is hereby given this 28th day of February, 2013, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2013, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of March, 2013. The Report of Sale states the amount of the foreclosure sale price to be \$302,631.26. The property sold herein is known as 3512 Mase Lane, Bowie, MD 20715.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105879 (3-7,3-14,3-21) 888 Bestgate Road, Suite 304 Annapolis, MD 21401 410-266-9909

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ARTHUR M. LONGACRE**

Notice is given that John M. Schultz whose address is 259 W. 6th Street, Red Hill, PA 18076 was on March 4, 2013 appointed personal representative of the small estate of Arthur M. Longacre who died on November 20, 2012 with a will.

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

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

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

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

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

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

JOHN M. SCHULTZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20772 Estate No. 92531 105961 (3-14)

Safe Weekend

REMEMBER

DON'T

DRINK AND DRIVE!

CALL:

301-627-0900

FAX:

301-627-6260

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 pub-lic 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 there-after assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments include purchaser. All other public and/or private charges or assessments, includ-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 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 forfieted. The Sub. Trustees may the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus propurchaser. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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

105801

(2-28,3-7,3-14) <u>105946</u>

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

9321 LINHURST DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Evol V. Henry and Yvorne L. Henry dated March 29, 2007 and recorded in Liber 28074, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$307,800.00 and an original interest rate of 7.97500% 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

APRIL 2, 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 \$33,000 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 to the much event of different for the term. by the Sub. Hustees, payable in cash within ten days of marifathation 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 purchaser. All other public and/or private charges or assessments, includ-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 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 ratifi-cation, the Sub. Trustees may file a motion to resell the property. If cation, 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 improve-ments to the property with entitled to any surplus area. ments 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

(3-14,3-21,3-28)

<u>105945</u>

(3-14,3-21,3-28)

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

8511 HILLVIEW RD. HYATTSVILLE A/R/T/A LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Charles B. Mainor and Joan Mainor dated January 13, 2006 and recorded in Liber 24647, Folio 619 among the Land Records of Prince George's Co., MD, with an original principal balance of \$333,000.00 and an original interest rate of 5.75% 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

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

4318 MONROE ST. BRENTWOOD A/R/T/A COLMAR MANOR, MD 20722

Under a power of sale contained in a certain Deed of Trust from Rafael O. Ramos and Edith Mejia dated January 2, 2007 and recorded in Liber 26800, Folio 640 among the Land Records of Prince George's Co., MD, with an original principal balance of \$252,000.00 and an original interest rate of \$00000% default having occurred under the terms thereof, the Sub.

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

2218 OLSON ST. **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Rose A. Harvell dated July 23, 2009 and recorded in Liber 30847, Folio 221 among the Land Records of Prince George's Co., MD, with an original principal balance of \$244,649.00 and an original interest rate of 4.875% 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

APRIL 2, 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 \$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 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 purchaser. All other public and/or private charges or assessments, includ-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 servicer including, but not limited to, determination of whether the bor-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 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 ratifi-cation, 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 improveceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy, 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

7557 WOODBINE DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Tameka Vaughn a/k/a Tameka N. Vaughn dated March 23, 2006 and recorded in Liber 24905, Folio 607 among the Land Records of Prince George's Co., MD, with an original principal balance of \$256,500.00 and an original interest rate of 8.25% 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 26, 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 \$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 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 there-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 corriging but post-sale audit of the status of the loan with the loan 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 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

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 26, 2013 AT 11:25 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 there-after assumed by the purchaser. All past due property taxes paid by the 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 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 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 pro ceeds resulting from said resale even if such surplus results from improve-ments 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

105866

105868 (3-7,3-14,3-21)

(3-7.3-14.3-21)

105869

MARCH 26, 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 \$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 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 purchaser. All other public and/or private charges or assessments, includ-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 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 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 rem-edy, 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

> > (3-7, 3-14, 3-21)

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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 2556 Iverson Street, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Nakilah M Dickey, dated January 12, 2007, and recorded in Liber 27048 at folio 466 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 19, 2013

AT 9:05 AM

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

BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT NO. 2556 IVERSON STREET IN IVERSON VILLAGE CONDOMINIUM (HEREINAFTER CALLED THE CONDOMINIUM), ESTABLISHED UNDER THE PROVISIONS OF THE TITLE II OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, BY A DECLARATION DATED SEPTEMBER 25, 1978 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 5007, FOLIO 478 AND AMENDED BY FIRST AMENDMENT TO THE DECLARATION DATED JANUARY 4, 1979 AND RECORDED IN LIBER 5055, FOLIO 520, THE SECOND AMENDMENT TO THE DECLARATION DATED SEPTEMBER 29, 1980 AND RECORDED IN LIBER 5315, FOLIO 782, THE THIRD AMENDMENT TO THE DECLARATION DATED SEP-TEMBER 29, 1980 AND RECORDED IN LIBER 5315, FOLIO 799 AND THE FIRST AMENDMENT TO CONDOMINIUM BYLAWS OF IVERSON VIL-LAGE CONDOMINIUM DATED SEPTEMBER 29, 1980 AND RECORDED IN LIBER 5315, FOLIO 795, AND FOURTH AMENDMENT TO THE DEC-LARATION DATED NOVEMBER 20, 1981 AND RECORDED IN LIBER 5479, FOLIO 452, AND BY THE CONDOMINIUM PLAT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN CONDOMINIUM PLAT BOOK NLP 101 AT PAGES 52 TO 56 AND AMENDED BY THE FIRST AMENDED CONDOMINIUM PLAT RECORDED IN PLAT BOOK NLP 107 AT PAGES 75 TO 76 AND AMENDED BY THE SECOND AMENDED CONDOMINIUM PLAT AND RECORDED IN PLAT BOOK NLP 111 AT PAGES 82 TO 84. BEING IN THE 6TH 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 \$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 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

105793

(2-28.3-7.3-14)

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

LEGALS

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

Improved by premises known as

2810 Wood Hollow Place, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Mary Sutton, dated January 2, 2007, and recorded in Liber 27543 at folio 464 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 on

MARCH 26, 2013 AT 9:18 AM

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

HOUSING UNIT, NUMBERED 2810, IN BUILDING NO. 5 IN "ROSEDALE ESTATES CONDOMINIUM", AS ESTABLISHED PURSUANT TO DECLA-RATION BY ROSEDALE ESTATES ASSOCIATES DATED JUNE 14, 1977, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 4744, FOLIO 678, ET SEQ., AND FIRST AMENDMENT TO DECLARATION ROSEDALE ESTATE CONDOMINIUM RECORDED AMONG SAID LAND RECORDS IN LIBER 4757, FOLIO 560, ET SEQ., AND PURSUANT TO THE PLATS FOR SAID ROSEDALE CONDOMINIUM, REFERRED TO IN SAID DECLARA-TION AND SAID FIRST AMENDMENT TO DECLARATION, THE SAID CONDOMINIUM PLAT ENTITLED "SECTION ONE CONDOMINIUM PLAT, ROSEDALE ESTATES CONDOMINIUM, AND CONSISTING OF SIX SHEETS BEING RECORDED AMONG THE AFORESAID LAN-DRECORDS IN CONDOMINIUM PLAT BOOK NLP NO. 97, PAGES 64 THROUGH 69, BOTH INCLUSIVE, AND CONDOMINIUM PLAT ENTI-TLED "FIRST AMENDED PLAT, SECTION TWO", BEING RECORDED AMONG THE SAID LAND RECORDS IN CONDOMINIUM PLAT BOOK NLP NO. 98, PAGES 6 THROUGH 13, BOTH INCLUSIVE. THE SAID HOUSING UNIT IS SPECIFICALLY DENOTED ON SHEET 2 OF SAID FIRST AMENDED PLAT, SECTION TWO, AT PAGE NO.7 OF SAID PLAT BOOK NO. 98.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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 section, in control targets 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

(3-7,3-14,3-21)

105845

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

Improved by premises known as

5601 Parker House Terrace, Apt 120, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Earl F Bingham, dated July 21, 2006, and recorded in Liber 26004 at folio 251 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 26, 2013

AT 9:02 AM

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

UNIT 120, OF LAND UNIT 4, IN A HORIZONTAL CONDOMINIUM REGIME ENTITLED THE FAIRMONT 5601 CONDOMINIUM, AS PER PLATS THEREOF RECORDED IN PLAT BOOK REP 212, AT PAGES 21 THROUGH 23 RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, TOGETHER WITH AN UNDIVIDED .5584% PERCENTAGE INTEREST ("UNIT OWNERS PERCENTAGE INTEREST") IN THE LIMITED AND COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OF THE FAIR MONT 5601 CONDOMINIUM RECORDED CONCURRENTLY WITH THE ABOVE PLATS ON APRIL 28, 2006, AND ANY SUBSEQUEN AMENDMENTS WHICH MAY BE RECORDED FROM TIME TO TIME BEING IN THE 17TH ELECTION DISTRICT OF SAID COUNTY TOGETHER WITH AND SUBJECT TO THE DECLARATION AND BY LAWS OF THE FAIRMONT LAND CONDOMINIUM AND THAT DEC LARATION FOR THE FAIRMONT 5601 CONDOMINIUM RECORDED CONCURRENTLY THEREWITH. - FURTHER SUBJECT TO THE DECLA RATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRIC TIONS FOR THE FAIRMONT COMMUNITY ASSOCIATION, INC RECORDED ON APRIL 28, 2006 CONCURRENTLY THEREWITH.

TAX PARCEL 10 #17-3759230

AND BEING PART OF THE SAME PROPERTY CONVEYED TO AG-FCP AND BEING PART OF THE SAME PROPERTY CONVEYED TO AG-FCP 1001 CHILLUM ROAD OWNER, LLC, A DELAWARE LIMITED LIABILI-TY COMPANY, UNDER DEED FROM HYATTSVILLE PROPERTIES LIM-ITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, DATED SEPTEMBER 15, 2005, RECORDED SEPTEMBER 19, 2005, IN LIBER 23014, AT FOLIO 307, AMONG THE AFORESAID LAND RECORDS.

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 \$13,000.00 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, includ-ing sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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 imme 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

(3-7,3-14,3-21)

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

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

McCabe, Weisberg & Conway, LLC

105836

301-490-3361

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

Improved by premises known as 9003 2nd Street, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Labaran H Isa, dated September 12, 2006, and recorded in Liber 26564 at folio 021 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 19, 2013

AT 9:02 AM

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

LOT NUMBERED FOURTEEN (14) IN BLOCK NUMBERED FIFTEEN (15) IN THE SUBDIVISION KNOWN AS "HYNESBORO PARK" AS PER PLAT THEREOF RECORDED IN PLAT BOOK A AT PLAT 99 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; AND BEING IN THE 20TH ELECTION DISTRICT.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-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

Improved by premises known as 12603 Millstream Drive, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Iris C Allen, dated June 23, 2008, and recorded in Liber 29860 at folio 013 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 26, 2013

AT 9:00 AM

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

ALL THAT LOT OF GROUND SITUATE IN COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: BEING KNOWN AND DESIGNATED AS LOT 15 IN BLOCK 158 OF SECTION 48 "MEADOW BROOK AT BELAIR", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W. W. W. AT PLAT 51 OF THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 12603 MILL-STREAM DRIVE, BOWIE, MARYLAND 20715.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$50,000.00 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 cur-rent 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 imme-diatoly effort the sale. diately after the sale.

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

Improved by premises known as

6033 Livingston Road, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Estate of Jean E Oates, dated August 27, 2007, and recorded in Liber 28579 at folio 075 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

APRIL 2, 2013

AT 9:03 AM

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

ALL THAT PIECE OR PARCEL OF THAT LAND SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY DESCRIBED AS FOLLOWS TO WIT:

LOT NUMBERED NINETEEN (19) IN THE SUBDIVISION KNOWN AS "FOREST HEIGHTS, SECTION 18", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER NLP 101 AT FOLIO 68.

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 \$15,000.00 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 cur-rent 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

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

105931 (3-7,3-14,3-21)

105795

(2-28, 3-7, 3-14) 105854

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 7001 Palamar Terrace, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Priscilla Ucheya, dated November 14, 2006, and recorded in Liber 26958 at folio 332 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 19, 2013

AT 9:10 AM

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

LOT NUMBERED ONE HUNDRED NINETY-FOUR (194) IN BLOCK LET-TERED "A" IN THE SUBDIVISION KNOWN AS "PLAT FOUR WOOD-STREAM VILLAGE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 104 AT PLAT 7 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

TAX ID #:14-1572312

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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the 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, includ-ing 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

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

105932

105789

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**

4136 SILVER PARK TERRANCE A/K/A 4136 SILVER PARK TERRACE SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Willie Haynes and Gwendolyn Haynes, dated May 7, 2008 and recorded in Liber 30212, Folio 334 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,000,00, and an original interest rate of 6,125%, default having interest rate an original default h 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 court-house is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 19, 2013 AT 11:00 AM.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

Improved by premises known as 9041 Hardesty Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Deborah Jackson, dated October 27, 2006, and recorded in Liber 26615 at folio 652 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 Main Street, on

APRIL 2, 2013

AT 9:00 AM

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

LOT NUMBERED TWENTY-FOUR (24), IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "SECTION TWO, CLINTON DALE TOWNHOUSES," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK VJ 167, AT PLAT 71; BEING IN THE 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 \$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 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, includ-ing sanitary and/or metropolitan district charges to be adjusted for the cur-rent year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be accumed by the purchaser from the date of cale. 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 purchase er at the foreclosure sale shall assume the risk of loss for the property imme-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

(3-14,3-21,3-28)

105856

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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 6101 Longfellow Street, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Silvia J Andrade and Oscar G Andrade, dated May 10, 2007, and recorded in Liber 27954 at folio 629 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 Dural Wine of the Prince Course? Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 26, 2013

AT 9:12 AM

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

LOT THIRTY-SEVEN (37) IN BLOCK LETTERED "D" IN THE SUBDIVI-SION KNOWN AS "TEMPLETON KNOLLS" AS PER PLAT DULY RECORDED IN PLAT BOOK W.W.W. 18 AT PLAT NO. 76 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 19TH ELECTION DISTRICT.

The property is improved by a dwelling.

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

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

(3-7,3-14,3-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

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 \$22,000.00 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, 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 servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, 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

IMPROVED REAL ESTATE

Improved by premises known as

7907 Brooklyn Bridge Road, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from John L Vangchhia and Thangliana Sailo, dated April 19, 2006, and recorded in Liber 25159 at folio 712 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 26, 2013

AT 9:08 AM

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

LOT NUMBERED SEVEN (7) IN A SUBDIVISION KNOWN AS "PETTY'S PLACE", LAUREL, PRINCE GEORGE'S COUNTY, AS PER PLAT RECORDED IN PLAT BOOK BB 14 AT PLAT 32 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. SAVING AND EXCEPTING 1,200 SQUARE FEET CONVEYED TO THE BOARD OF COMMISSIONERS FOR PRINCE GEORGE'S COUNTY BY DEED RECORDED IN LIBER 3721 FOLIO 515, 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 dis-cretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Improved by premises known as 2125 Robert Bowie Drive, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Shirley A Jones, dated August 25, 2005, and recorded in Liber 24115 at folio 630 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 automatic which bears the address 14735 Main Street,

MARCH 26, 2013

AT 9:07 AM

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

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE 3RD ELEC-TION DISTRICT, COUNTY OF PRINCE GEORGE'S AND STATE OF MARYLAND, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT NO. 64 IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "PLAT SIX, VILLAGE OF OAK GROVE," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 122 AT PLAT 43.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diatoly effort 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 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

105799

(2-28,3-7,3-14) 105849 (3-7,3-14,3-21) 105850

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

5258 Daventry Terrace, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Alisa Renee Flowers, dated July 26, 2005, and recorded in Liber 23331 at folio 189 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 26, 2013

AT 9:04 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-NINE (29), IN BLOCK LETTERED "B", (LOTS 1 THROUGH 45 & PARCEL A, BLOCK B) IN THE SUBDIVISION KNOWN AS "PLAT THREE, ROYAL PLAZA", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 153 AT PLAT 41; BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 5258 DAVENTRY TERRACE.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, 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 and marketable title the nurchaser's cole remedy in law or equity 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

105852

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

6714 Cathedral Avenue, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Paul T Pistolas and Susan M Pistolas, dated January 18, 2007, and recorded in Liber 27958 at folio 255 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 Dural Wine of the Prince Course? Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 26, 2013

AT 9:05 AM

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

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF MARYLAND, COUNTY OF PRINCE GEORGES, CITY OF LANHAM, AND DESCRIBED AS FOLLOWS: LOT NUMBERED TEN (10). IN BLOCK NUMBERED NINE (9), IN THE SUBDIVISION KNOWN AS, "SECTION NINE. GOOD LUCK ESTATES", AS PER PLAT RECORDED IN PLAT BOOK WWW 70,AT PLAT 56, 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees if the property is purchased by an entity 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, includ-ing sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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 be have ne further date market to 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

(3-7, 3-14, 3-21)105790

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

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105851

(3-7.3-14.3-21)

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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 9007 Mill Street, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Deborah A Washington, dated December 26, 2008, and recorded in Liber 30307 at folio 178 among the Land Records of PRINCE GEORGE'S COUN-TY, 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 19, 2013

AT 9:09 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

LOT 12 IN BLOCK C, PLAT TWO, "LYNNALAN ACRES", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 87 AT PLAT 21 OF 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 \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event 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, includ-ing sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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 have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchas-er 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

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

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

Improved by premises known as

5028 37th Avenue, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Jose Alejandro Alvarado AKA Jose A Alvarado-Calles, dated July 19, 2006, and recorded in Liber 27170 at folio 057 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 26, 2013

AT 9:13 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "C" IN A SUBDIVISION KNOWN AS "LAN-HARDT SUBDIVISION, SECTION I ", AS PER PLAT THEREOF RECORD-ED IN PLAT BOOK 17 AT PLAT NUMBERED 66 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 dis-cretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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.

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

Improved by premises known as

6209 54th Avenue, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Ruperto Juarez, dated June 15, 2007, and recorded in Liber 29371 at folio 031 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 19, 2013

AT 9:00 AM

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

LOT NUMBERED SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), IN BLOCK NUMBERED TWO (2), IN THE SUBDIVISION KNOWN AS "SECTION ONE, GREEN MANOR" AS PER PLAT BOOK SDH 4 AT PLAT 31 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUN-TY, MARYLAND; BEING IN THE 19TH ELECTION DISTRICT.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.5% 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.

3103 Southern Ave #T-2, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Emmanuel Njoku, dated August 8, 2007, and recorded in Liber 29085 at folio 381 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 19, 2013

AT 9:01 AM

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

CONDOMINIUM UNIT NO. 3103-T-2 PHASE II IN THE "KINGS CROSS-ING CONDOMINIUM", A CONDOMINIUM REGIME ESTABLISHED BY THE DECLARATION AND RECORDED IN LIBER 13621 AT FOLIO 181 AND AS SUPPLEMENTED IN LIBER 13621 AT FOLIO 181 AND AS SUPPLEMENTED IN LIBER 13621 AT FOLIO 244 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND ANY RECORDED AMENDMENTS THERETO AS OF THE DATE HERE-OF, AND BY CONDOMINIUM PLATS AND PLANS RECORDED IN CONDOMINIUM PLAN BOOK VJ 188 AT PLATS 79 THRU 90 ET SEQ., TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN AND TO THE COMMON ELEMENTS OF SAID "KINGS CROSSING CONDO-MINIUM" AS SET FORTH IN SAID CONDOMINIUM DECLARATION.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing 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

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

105843

(3-7,3-14,3-21) 105797 (2-28,3-7,3-14) 105796

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

16603 MANNINGTON RD. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Amani Mujiheed and Dawud Mujiheed dated October 26, 2007 and recorded in Liber 28922, Folio 733 among the Land Records of Prince George's Co., MD, with an original principal balance of \$392,996.00 and an original interest rate of 7.250% 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

APRIL 2, 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 \$46,000 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 for 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 there-after assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, includ-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 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 ratifi-cation, 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-reade acculting from each area is and even in the 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.

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

105949

(3-14,3-21,3-28) 105810

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

LEGALS

12615 HENDERSON CHAPEL LA. **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Shelly L. Myles and Tony E. Mills dated September 30, 2005 and recorded in Liber 23172, Folio 239 among the Land Records of Prince George's Co., MD, with an original principal balance of \$719,200.00 and an original interest rate of 6.50000% 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 11:26 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 \$80,000 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 there-after assumed by the purchaser. All past due property taxes paid by the 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 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 bor-rower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event this cale shall be null and youd 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 improve-ments to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title or if ratification of the 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) 105811

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

LEGALS

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

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

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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

3604 VARNUM ST. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Edward R. Northover and Rosana C. Northover dated May 21, 2005 and recorded in Liber 22840, Folio 446 among the Land Records of Prince George's Co., MD, with an original principal balance of \$100,000.00 and an original interest rate of 3.940% 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. or Main St., on

MARCH 19, 2013 AT 11:27 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 \$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 there-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 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 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 ratif-cation. The Such Trustose may file a motion to receil the preparty. If cation, 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 improve-ments 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 rem-edy, 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

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

2910 EAST AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Thelma E. Steele dated September 10, 2007 and recorded in Liber 29419, Folio 675 among the Land Records of Prince George's Co., MD, with an original principal balance of \$366,000.00 and an original interest rate of 1.17% default having occurred under the terms thereof, the Sub. Trustees will sell at pub-lic 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 11:28 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 \$13,000 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 there-after assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, includ-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 corriger including but post limited to determineding of whether the ber 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 ratifcation, 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 improve-ments 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.

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4823 NORFOLK CT. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Maria Wade dated June 17, 2005 and recorded in Liber 22800, Folio 480 among the Land Records of Prince George's Co., MD, with an original principal balance of \$227,000.00 and an original interest rate of 7.1% default having occurred under the terms thereof, the Sub. Trustees will sell at public au-tion 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 11:29 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 \$26,000 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 there-after assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, includ-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 corriger including but pay limited to determination of whether the ber 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 pro ceeds resulting from said resale even if such surplus results from improve-ments 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.

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1606 BIRCHWOOD DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Dural S. Battle dated February 1, 2006 and recorded in Liber 24579, Folio 496 among the Land Records of Prince George's Co., MD, with an original principal balance of \$182,000.00 and an original interest rate of 7.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at pub-lic 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 26, 2013 AT 11:13 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings 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 \$18,000 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 there-after assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, includ-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 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 corriger including but post limited to determineding of whether the hor 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 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 rem-edy, 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

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(2-28,3-7,3-14) 105813 (2-28,3-7,3-14) 105860

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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

420 KISCONKO TURN FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Rowland Kent White dated June 25, 2007 and recorded in Liber 28271, Folio 622 among the Land Records of Prince George's Co., MD, with an original prin-cipal balance of \$544,185.00 and an original interest rate of 0.0117% default having occurred under the terms thereof, the Sub. Trustees will sell at pub-lic 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 26, 2013 AT 11:27 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 for the date funds 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 purchaser. All other public and/or private charges or assessments, includ-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 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, 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 ratifideposit without interest. If purchaser fails to settle within 10 days of ratifi-cation, 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 improve-ments 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 rem-edy, 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

105870

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

5118 Cranmer Way, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Eliza E. Myster, dated December 19, 1994, and recorded in Liber 9955 at folio 495 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 26, 2013

AT 9:17 AM

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

BEING KNOWN AND DESIGNATED AS LOT 60 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED PLAT TWO "HITCHINSON COMMONS" AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER VJ 165 FOLIO 54. THE IMPROVEMENTS THEREON BEING KNOWN AS 5118 CRANMER WAY, CAPITOL HEIGHTS, MARY-LAND

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$5,000.00 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, includ-ing sanitary and/or metropolitan district charges to be adjusted for the cur-rent year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be accumed by the purchaser from the date of sale. 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 er at the foreclosure sale shall assume the risk of loss for the property imme-diately 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

105835

LEGALS

(3-7,3-14,3-21)

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

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

708 CRAWFORD STREET OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Hannah Crawford, dated October 14, 2005 and recorded in Liber 25277, Folio 307 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$261,633.33, and an original interest rate of 2.302%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St. Jupper Markbaro MD 20772 [from tof Main St. Jupper Markbaro MD 20772] from tof Main St. Jupper Markbaro MD 20772 [from tof Main St. Jupper Markbaro MD 2077] [from tof Main St. Jupper MD 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 26, 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.

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5301 BRINKLEY ROAD CAMP SPRINGS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Younger Rogers and Edward Arnold Samuel, dated March 23, 2007 and recorded in Liber 27706, Folio 598 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$338,693.87, and an original interest rate of 1.710%, 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 court-house is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 26, 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 condi-tions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$33,000.00 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 reme-dies, 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 our any principal or corporate designed and expressly agrees to and/or any principal or corporate designee, and expressly agrees to 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 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 105840

(3-7,3-14,3-21)

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

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

1910 GAITHER STREET TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Adrienne P. Shaw, dated October 5, 2007 and recorded in Liber 30102, Folio 108 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 26, 2013 AT 11:00 AM.

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** 14108 OAKPOINTE DRIVE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from John Laplante and Cheryl L. Laplante, dated July 8, 2009 and recorded in Liber 31358, Folio 373 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,707.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 26, 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.

(3-7,3-14,3-21)

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 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, 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

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 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, rea-sonable 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, 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

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 condi tions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$37,000.00 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 oth 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 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 The purchaser shall not be entitled to any surplus proceeds or debt. 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

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> > (3-7,3-14,3-21)

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(3-7,3-14,3-21) 105838

105837 (3-7,3-14,3-21)

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

1543 NOVA AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Tanya S. Fletcher dated May 10, 2006 and recorded in Liber 25200, Folio 367 and rerecorded in Liber 27451, Folio 207 among the Land Records of Prince George's Co., MD, with an original principal balance of \$217,500.00 and an original interest rate of 2.875% 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

APRIL 2, 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 \$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 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 purchaser. All other public and/or private charges or assessments, includ-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. Ing water/sever dialges, global relatively when a future for the problem of alter 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 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 ratifi-cation, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfieited. 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 improve-ments 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 rem-edy, 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

<u>105943</u>

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

5609 ELBERTON CT. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Jean T. Culver dated February 13, 2006 and recorded in Liber 24985, Folio 661 among the Land Records of Prince George's Co., MD, with an original prin-cipal balance of \$397,500.00 and an original interest rate of 1.91000% 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

APRIL 2, 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 \$26,000 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 theretlement. 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 purchaser. All other public and/or private charges or assessments, includ-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 servicer including, but not limited to, determination of whether the borservicer 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 improve-ments 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 rem-edy, 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

105942

(3-14,3-21,3-28)

105940

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

9719 FRANKLIN AVE. AND PARCEL # 203 IN MAP 0044, SHEPHERD ST. LANHAM, MD 20706

Dean Burgess dated December 18, 2006 and recorded in Liber 26817, Folio the Land Records of Prince C principal balance of \$161,000.00 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

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

4618 MORNING GLORY TRAIL BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Beverly Bennett, Valda Parchment, Charles S. Bennett and Barbara A. Bennett dated April 11, 2008 and recorded in Liber 29662, Folio 200 among the Land Records of Prince George's Co., MD, with an original principal balance of \$304,000.00 and an original interest rate of 7.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auc-tion at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

APRIL 2, 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 \$30,000 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 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 purchaser. All other public and/or private charges or assessments, includ-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. Ing water/sever traines, global rend, whether internet internet plot of or alter 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 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 ratifi-cation, 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 improve-ments 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 rem-edy, 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

> > (3-14,3-21,3-28)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

Under a power of sale contained in a certain Deed of Trust from Jerry

(3-14,3-21,3-28)

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 13911 OWINGS AVENUE BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from

Andrea V. Young, dated January 16, 2009 and recorded in Liber 30322 Folio 5 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$380,000.00, and an original interest rate of 5.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 APRIL 2, 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 \$43,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the pur-chase 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 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 reme-dies, 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 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

105936

APRIL 2, 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 described as Tax ID #20-2169399 and Tax ID #20-2169407 and described as follows: Being all that one acre of land as originally acquired by deed in Liber 1339 at folio 463 and all that parcel of land containing 6,128 square feet as acquired by deed in Liber 2995 at folio 242. Saving and excepting the following, parcels of land: (1) 0.219 acres of land conveyed by deed record-ed in liber 2292 at folio 148. (2) 15.470 square feet of land conveyed by deed by deed recorded in Liber 2989 at folio 175. (3) 10,000 square feet of land conveyed by deed recorded in Liber 3219 at folio 348. The residue herein being conveyed being assessed as Parcel #18 on tax map 44 containing 0.2430 acres and Parcel #203 on tax map 44 containing 4,128 square feet.

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 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 purchaser. All other public and/or private charges or assessments, includpurchaser. An other public and/or private charges of assessments, includ-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 corriger including but pack limited to date and the property for the date of the proservicer 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 proeeds 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 rem-edy, 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

IMPROVED REAL ESTATE

Improved by premises known as 11603 Assyria Street, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Charles Douglas Crawford, dated December 20, 2007, and recorded in Liber 29235 at folio 293 among the Land Records of PRINCE GEORGE'S COUN-TY, 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

APRIL 2, 2013

AT 9:04 AM

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

LOT NUMBERED TEN (10) IN THE SUBDIVISION KNOWN AS SECTION 9-B, BRANDYWINE COUNTRY, AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 99 AT PLAT NO. 82; BEING IN THE 12TH ELECTION DISTRICT. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 11603 ASSYRIA STREET, UPPER MARLBORO, MARY-LAND 20772.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the even 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

(3-14,3-21,3-28) 105941 (3-14,3-21,3-28) 105930

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

7913 VERNON DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Ronald L. Jones dated December 21, 2011 and recorded in Liber 33260, Folio 486 among the Land Records of Prince George's Co., MD, with an original principal balance of \$154,950.00 and an original interest rate of 4.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at pub-lic auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

APRIL 2, 2013 AT 11:22 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 \$16,000 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 by the Sub. Indices, payable in tash within ten days of inta radication 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 purchaser. All other public and/or private charges or assessments, includ-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. Furchaser 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 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 ratifi-cation, the Sub. Trustees may file a motion to resell the property. If cation, 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, Pratima Lele, Tayyaba C. Monto, Joshua Coleman, Substitute Trustees

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

> > (3-14,3-21,3-28)

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

LEGALS

BWW LAW GROUP. LLC

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9703 QUIET BROOK LA. CLIÑTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Donald R. Minniefield and Artherrine Minniefield dated March 7, 2006 and recorded in Liber 24749, Folio 604 among the Land Records of Prince George's Co., MD, with an original principal balance of \$244,000.00 and an original inter-est rate of 6.500% 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

APRIL 2, 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 \$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 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 purchaser. All other public and/or private charges or assessments, includ-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. 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 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 ratifi-cation, the Sub. Trustees may file a motion to resell the property. If deposit without interest. If purchaser fails to settle within 10 days of ratifi-cation, 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 improve-ments 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 rem-edy, 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

> > (3-14,3-21,3-28)

105861

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

LEGALS

105947

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9220 BLUEFIELD RD. UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust from Olubunmi I. Daramola dated February 2, 2005 and recorded in Liber 22527, Folio 330 among the Land Records of Prince George's Co., MD, with an original principal balance of \$284,800,00 and an original interest rate of under the 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.,

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

9405 MICHAEL DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Doris M. Gibbs dated December 28, 2007 and recorded in Liber 29213, Folio 534 among the Land Records of Prince George's Co., MD, with an original prinal balance of \$351,000.00 and an original interest rate of 6.75 6000% default

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

5601 62ND AVE. **RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Daniel Borrero and Josephine Russell dated September 1, 1999 and recorded in Liber 13595, Folio 623 among the Land Records of Prince George's Co., MD, with an original principal balance of \$51,500.00 and an original interest rate of 13.270% 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 26, 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 \$9,000 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 for 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 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 purchaser. All other public and/or private charges or assessments, includ-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 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 ratifi-cation, 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-reade acculting the property is the property of the property. 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 rem-edy, 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

(3-7,3-14,3-21)

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

6812 HAWTHORNE ST. HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Chanel Coley dated July 15, 2011 and recorded in Liber 32908, Folio 7 among the Land Records of Prince George's Co., MD, with an original principal balance of \$142,400.00 and an original interest rate of 4.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auc-tion at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

<u>105948</u>

MARCH 26, 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 \$37,000 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 thereot 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 purchaser. All other public and/or private charges or assessments, includ-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 servicer including, but not limited to, determination of whether the bor-rower entered into any repayment agreement, reinstated or paid off the 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

having occurred under the terms thereof, the Sub. Trustees will sell at pub-lic 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 26, 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 \$37,000 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 there-after assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, includ-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 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

105863

(3-7,3-14,3-21) 105864 (3-7,3-14,3-21) 105862

MARCH 26, 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 \$15,000 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 purchaser. All other public and/or private charges or assessments, includ-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 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 borower 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 ratifcation, 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

> > (3-7, 3-14, 3-21)

GEO RGE NCE ' **S** ТНЕ **P R** POST Call 301-627-0900 Fax 301-627-6260 *

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 there after assumed by the purchaser. All past due property taxes 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 date off 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 file a motion to result the Puschaser. 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 such surplus results from improvements to the property by said defaulted purchaser is a 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

105803

<u>(2-28,3-7,3-14)</u> <u>105804</u>

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200

LEGALS

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 there-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 daposit 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 forfieted. The Sub. Trustees may file a motion to 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 is 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)

105805

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4203 MILLEDGE BLVD. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Christopher R. Gordon dated December 30, 2005 and recorded in Liber 25560, Folio 161 among the Land Records of Prince George's Co., MD, with an original principal balance of \$312,000.00 and an original interest rate of 6.375% 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

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.,

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 ESENCE 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 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

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

LEGALS

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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

LEGALS

APRIL 2, 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 \$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 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 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 for the 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 is 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

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 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 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 forfieted. The Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the 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 Cir

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>105944</u>

<u>(3-14,3-21,3-28)</u> <u>105807</u>

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

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 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 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 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
 Fax 301-627-6260

Substitute Trustees

Defendant(s)

Plaintiffs

NOTICE

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

In the Circuit Court for Prince

George's County, Maryland

Civil No. CAE 12-37627

Notice is hereby given this 4th day of March, 2013, by the Circuit

Court for Prince George's County,

Maryland, that the sale of the prop-

erty mentioned in the set of the prop-erty mentioned in these proceed-ings and described as 1002 Turney Avenue, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND

CONFIRMED, unless cause to the

contrary therof be shown on or

before the 1st day of April, 2013, provided a copy of this NOTICE be

inserted in some newspaper print-

ed in said County, once in each of

three successive weeks before the

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

JOSEPH F. JACKSON JR.

Estate No.: 92725

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the

Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial

Probate and for the appointment of

a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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

CERETA A. LEE

P.O. Box 1729

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD. 20773

You are hereby notified that a

above estate:

Wills.

105896

(3-7,3-14,3-21)

True Copy—Test: Marilynn M. Bland, Clerk

105847

1st day of April, 2013.

vs.

E. MORTON MARLOW

1002 Turney Avenue

Laurel, MD 20707

LEGALS

VS.

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, North Englewood Drive, Hyattsville, MD 20785 was on February 8, 2013 appointed person-al 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 per-sonal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written 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 extension provided by law, is unenforce-able thereafter. Claim forms may be obtained from the Register of Wills.

TRAVIS ROBINSON Personal Representative

CERETA A. LEE 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)

NOTICE

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

> Substitute Trustees Plaintiffs

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

VS.

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.

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. CAE 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 KATI-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, 2013.

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) 105822

NOTICE

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

Substitute Trustees Plaintiffs vs.

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 March, 2013.

The report states the purchase price at the Foreclosure sale to be \$280,000.00.

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)

NOTICE

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

Substitute Trustees Plaintiffs vs.

SHEILA J. KNIGHT-JOHNSON A/K/A SHEILA JEAN JOHNSON 5410 Fisher Drive Temple Hills a/r/t/a Oxon Hill, MD 20748 a/r/t/a 20744

Defendant(s)

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

Civil No. CAE 12-32619

Notice is hereby given this 4th day of March, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5410 Fisher Drive, Temple Hills a/r/t/a, Oxon Hill, MD 20748 a/r/t/a 20744 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 1st day of April, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once each of three successive weeks before the 1st day of April, 2013.

The report states the purchase price at the Foreclosure sale to be \$190,426.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-7,3-14,3-21) 105844

NOTICE

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

> Substitute Trustees Plaintiffs

ERROL ROYE CAROL A. ROYE AKA CAROL ANN ROYE 9009 Ridge Street Lanham, MD 20706 Defendant(s)

vs.

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

Civil No. CAE 12-31426

Notice is hereby given this 4th day of March, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceed-ings and described as 9909 Ridge Street, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 1st day of April, 2013, provided a copy of this NOTICE be inserted in some newspaper print-ed in said County, once in each of three successive weeks before the 1st day of April, 2013.

The report states the purchase price at the Foreclosure sale to be \$146,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-7,3-14,3-21) 105867

LEGALS

NOTICE

Defendant

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

Wafaa Mustafa

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

vs.

CIVIL NO. CAE 12-17653

ORDERED, this 21st day of February, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property 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

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

> Substitute Trustees Plaintiffs

vs. DOUGLAS S. WALTON 4700 Woodelves Way

Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 13-00260

Notice is hereby given this 1st day of March, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceed-ings and described as 4700 Woodelves Way, Clinton, MD 20735, 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 1st day of April, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once each of three successive weeks before the 1st day of April, 2013.

The report states the purchase price at the Foreclosure sale to be \$45,500.00.

MARILYN	IN M. BLAND
Clerk of the	Circuit Court for
Prince Georg	ge's County, Md.
True Copy—Tes	st:
True Copy—Tes Marilynn M. Bla	and, Clerk
105886	(3-7,3-14,3-21)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: PATRICIA ANN BAILEY

LEGALS

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

In The Estate Of:

CHARLENE FRANCES UPHOFF

Estate No.: 92735

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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 Wills.

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

105899

(3-7,3-14)

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

In The Estate Of:

WILLIAM GLENN JACKSON

Estate No.: 92738

NOTICE OF JUDICIAL

PROBATE To all Persons Interested in the

above estate: You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 2013 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time.

by posperation of the description of the posperation of the post-obtained by reviewing the estate file in the Office of the Register of

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD. 20773

THE PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

(3-7,3-14)

CERETA A. LEE

P.O. Box 1729

105900

(3-7,3-14)

Wills.

The report states the purchase price at the Foreclosure sale to be \$327,000.00.

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)

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

Defendant(s)

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, Hyattsville, 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 March, 2013.

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

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 105827 (2-28,3-7,3-14)

Safia S. Kadir 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 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 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 writ-ten notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mail-ing or other delivery of the notice.

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

]	REGINA MODESTA
]	Personal Representative

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

105830

Estate No.92663 (2-28,3-7,3-14)

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

PRINCE GEORGE'S COUNTY

GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 6-201 of Article 2B of the Annotated Code of Maryland:

t/a Legend Restaurant & Night Club Schwapp & Chu, Inc.

3225 Naylor Road Temple Hills, 20748

And

t/a Mi Patio Restaurant Mi Patio Restaurant, LLC 5420 Oueens Chapel Road Hyattsville, 20782

A Public Hearing will be held on:

April 3, 2013 7:00 p.m. **County Service Building** 5012 Rhode Island Avenue Hearing Room 200 Hyattsville, Maryland 20781

Testimony either for or against the request will be accepted at the public hearing. Additional infor-mation can be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Diane M. Bryant Administrative Assistant February 25, 2013

105929

Estate No.: 92721

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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 Wills.

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

105892 (3-7, 3-14)

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

In The Estate Of:

MICHAEL VICTOR BUTLER

Estate No.: 92722

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8,

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 Wills.

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

105893

(3-14,3-21)

(3-7,3-14) 105898

Estate No.: 92732 NOTICE OF JUDICIAL

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

JOHN RAMSEY

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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 Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD. 20773 (3-7, 3-14)

105897

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

ROBERT MASON UNDERWOOD, JR.

Estate No.: 92733

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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 Wills.

(3-7,3-14)

105902

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD. 20773 DAVID BISSELL Estate No.: 92739

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 2013 at 9:30 AM. This hearing may be transferred or postponed to a subsequent time. Further information may be

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

105901

(3-7,3-14)

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

Upper Marlboro, Maryland 20773

In The Estate Of:

GEORGE EFFORD

Estate No.: 92740

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by BEN-JAMIN J. WOOLERY for Judicial Probate and for the appointment of a personal representative. A hear-ing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 8, 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 Wills.

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

(3-7,3-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3122 BRINKLEY ROAD UNIT 4-101 TEMPLE HILLS, MD 20745

Under a power of sale contained in a certain Deed of Trust from Deitrich Thompson, dated March 24, 1995 and recorded in Liber 10079, Folio 306 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$53,550.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 2, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$4,100.00 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 fore-closure 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 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

<u>105935</u>

(3-14,3-21,3-28)

105934

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8402 QUILL POINT DRIVE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from James E. Outen and Gloria H. Outen, dated May 19, 2006 and recorded in Liber 25390, Folio 330 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$397,000.00, 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 **APRIL 2, 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.

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6940 HANOVER PARKWAY, UNIT 101 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Latoya Anderson, dated December 21, 2006 and recorded in Liber 26804, Folio 525 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$182,000.00, and an original interest rate of 4.000%, 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 APRIL 2, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$18,000.00 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 fore-closure 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 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

(3-14,3-21,3-28)

105933

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

125 S. QUEEN ANNE BRIDGE ROAD UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Orville R. Watkins, dated July 29, 2009 and recorded in Liber 30903, Folio 539 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,491.09, and an original interest rate of 3.459%, 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 **APRIL 2, 2013 AT 11:00 AM**.

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2301 OLSON STREET UNIT # 102A TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Renelda Gresham, dated December 26, 2007 and recorded in Liber 29168, Folio 528 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$129,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 2, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$12,000.00 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 fore-closure 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 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

(3-14,3-21,3-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2711 BOONES LANE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Willie E. Jordan, dated February 18, 2005 and recorded in Liber 21680, Folio 535 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,275.74, and an original interest rate of 1.670%, 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 APRIL 2, 2013 AT 11:00 AM.

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 \$36,000.00 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 fore-closure 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 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

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

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

Terms of Sale: A deposit of \$19,000.00 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 fore-closure 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, 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 Frustees 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 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 \$21,000.00 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 fore-closure 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 reme dies, 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.

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(3-14,3-21,3-28) 105938

(3-14,3-21,3-28) 105937

(3-14,3-21,3-28)

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

7700 Jaywick Avenue, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Brandon D Toatley and Ronda Toatley, dated March 18, 2006, and recorded in Liber 24852 at folio 631 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 26, 2013

AT 9:11 AM

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

LOT NUMBERED TEN (10) BLOCK LETTERED "D", SECTION TWELVE (12), IN THE SUBDIVISION KNOWN AS "ROSEDALE ESTATES," AS PER PLAT BOOK WWW, 56, PLAT NUMBERED 5, AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing 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

105846

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 7220 Flagstaff Street, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Luisa C Cisneros, Roberto Cisneros and Jose C Maravilla, dated August 2, 2004, and recorded in Liber 20254 at folio 322 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

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

502 Mattawoman Way, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Caesar R Montrose and Rodel Montrose, dated November 14, 2006, and recorded in Liber 26919 at folio 487 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 26, 2013 AT 9:03 AM

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

LOT NUMBERED FORTY-SIX (46) IN BLOCK LETTERED "A", PLAT SEVEN IN SUBDIVISION "MANOKEEK", AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN PLAT BOOK VJ 189 AT PLAT NO. 7.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$55,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, 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 be have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchas-er 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

105853

(3-7,3-14,3-21)

(3-7,3-14,3-21)

105855

(3-7,3-14,3-21)

LEGALS

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

Improved by premises known as 14607 Danube Lane, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Modupe Adebayo-Dada and Romade Adebayo-Dada, dated September 19, 2005, and recorded in Liber 23244 at folio 184 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for

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 4711 River Valley 75, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from By virtue of the power and authority contained in a Deed of Irust from Briggette B Harrington, dated April 23, 2007, and recorded in Liber 27716 at folio 001 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 Main Street, on

MARCH 26, 2013 AT 9:01 AM

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

UNIT NUMBERED LOT 75 PHASE 13 SECTION 1 IN "GLENSFORD CON-DOMINIUM" AS ESTABLISHED PURSUANT TO A CERTAIN DECLARA-TION OF CONDOMINIUM OF THE ARTERY ORGANIZATION, INC., A MARYLAND CORPORATION, DATED MAY 27,1987 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 6957 AT FOLIO 583.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the 6% of the Subtitute Trates is the present in 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, includ-ing sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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

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 5252 Daventry Terrace, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Eric Robinson, dated December 29, 2006, and recorded in Liber 30156 at folio 72 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

McCabe, Weisberg & Conway, LLC

MARCH 19, 2013 AT 9:06 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FOURTEEN (14) AND FIFTEEN (15) IN BLOCK LETTERED "U", IN THE SUBDIVI-SION KNOWN AS "EAST COLUMBIA PARK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK SDH 3 AT 13

PROPERTY ADDRESS 7220 FLAGSTAFF STREET, HYATTSVILLE, MD 20785.

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 \$18,000.00 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

105792

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

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 26, 2013

AT 9:16 AM

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

BEING KNOWN AND DESIGNATED AS LOT 16 IN BLOCK A IN A SUB-DIVISION KNOWN "TWELVE OAKS" PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 14 AT PLAT 32 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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 be have ne further claim account 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

of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MARCH 26, 2013

AT 9:15 AM

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

LOT NUMBERED THIRTY-TWO (32) IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "PLAT THREE, ROYAL PLAZA", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 153, AT PLAT 41.

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 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, includ-ing sanitary and/or metropolitan district charges to be adjusted for the cur-rent 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

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