Substitute Trustees,

Plaintiffs

# 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 3523 Maywood Lane, Suitland, Md. 20746 at **4:00 P.M. on February 4**, **2008**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT #: 3616, 1999 Mercedes Clk 320

VIN #: WDBLI65G5XF084809 Certified Collision Center, 6230 Hola Bird Ave., Baltimore

LOT #: 3617, 1985 Buick Le Sabre VIN #: 1G4BP37Y7FX463184 Certified Collision Center, 6230 Hola Bird Ave., Baltimore

LOT #: 3619, 1999 Dodge Ram VIN #: 2B7HB11Y0XK541498 Brinkley Road Shell, 3301 Brinkley Kd, Temple Hills

LOT #: 3636, 1985 Nissian Maxima VIN #: IN1HU11S4FT024678 NAZ Autobody, 17412 Livingston Rd., Accokeek

LOT #: 3638, 2003 Mercury Sable VIN #: 1MEFM50U43G614686 AAMCO Transmissions DBA A Plus Auto Repair & Services Inc., 943 N. Frederick Ave., Gaithersburg

LOT #: 3640, 1995 Dodge Ram VIN #: 2B7KB31Z8SK523687 Bladensburg Transmissions, 4726 Annapolis Rd., Bladensburg

LOT #: 3641, 2001 Ford Expedition VIN #: 1FMPU16L01LA48541 Sheehy Ford, 5000 Auth Rd., Marlow Heights

LOT #: 3643, 2006 Ford Freestar VIN #: 2FMZA52216BA13942 Vince's Body Shop, 3609 Burmont Ave., Randallstown

LOT #: 3644, 1981 Harley Davidson VIN #: 1HD1ADK14BY048439 Cycle Shack, 10214 Liberty Rd., Randallstown

LOT #: 3353, 1976 Chrysler Boat Corp

HULL #: CBC33915M75F PA #: 8975 TT Owens Marina, 12 River Rd.,

Perrvville

LOT #: 3645, 1993 Chevrolet 1500 VIN #: 2GCEK19K6P1161364 Shore Power & Restoration LLC, P.O. Box 268, 8182 Rt. 579, Bozman

LOT #: 3647, 2001 VW GTI VIN #: 9BWPG61J014041684 Source Motorsports, 40 Headquarters Dr. #3, Millersville 403

LOT #: 3649, 2001 Nissian Altima

### NOTICE

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

> Substitute Trustees VS.

THOMAS A. SMITH 4810 Plata Street

Clinton, MD 20735-2434 and

4810 Plata Street Clinton, MD 20735-2434

Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 06-21574

Notice is hereby given this 9th day of January, 2008, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceed-ings and described as 4810 Plata Street, Clinton, MD 20735-2434, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 11th day of February, 2008, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of February, 2008, next. The Report of Sale states the amount of sale to be One Hundred

Seventy Five Thousand, Seven Hundred and 00/100 Dollars (\$175,700.00).

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk <u>89866</u> (1-17,1-24,1-31)

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

MABEL LOUISE HARRIS Estate No.: 76667

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by REGINA C. THOMAS for Iudicial Probate and for the appointment of a personal representative. A hearing will be held at 5303 Chrysler Way, Courtroom C-1, Upper Marlboro, MD 20772 on February 13, 2008 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 89887 (1-17, 1-24)

# LEGALS

NOTICE

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

vs. Tenant/Occupant

### In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 07-17222

Defendant(s)

Notice is hereby given this 15th day of January, 2008, 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 15th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$673,786.80. The property sold herein is known as 4700 River Terrace, Beltsville, MD Creek 20705

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk (1-17,1-24,1-31) 89868

# NOTICE

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

### Grace Hooper

vs.

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-28511

Defendant(s)

Notice is hereby given this 15th day of January, 2008, 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 15th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$402,382.60. The property sold herein is known as 7519 weetbriar Drive, College Park, MD 20740.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 89869 (1-17,1-24,1-31)

# NOTICE

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

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

Richard J. Rogers Ronald S. Deutsch, Substitute Trustees, Plaintiffs VS.

Omar Ardid-Santibanez Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 07-30191

Notice is hereby given this 15th day of January, 2008, 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 15th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$302,355.00. The property sold herein is known as 5204 56th Avenue, Hyattsville, MD 20781.

PEGGY MAGEE

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk (1-17,1-24,1-31) 89870

### NOTICE

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

Tanzi M. Morgan

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-21646

Defendant(s)

Notice is hereby given this 15th day of January, 2008, 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 15th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$420,750.00. The property sold herein is known as 10705 Wembrough Place, Cheltenham, MD 20623

Clerk of the	Y MAGEE Circuit Court for e's County, Md.
True Copy—Test:	
Peggy Magee, Cl	erk
89871	(1-17,1-24,1-31)

# NOTICE

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

# LEGALS

### NOTICE

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

Amanda Lara

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-30468

Defendant(s)

Notice is hereby given this 9th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the Property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con trary thereof be shown on or before the 11th day of February, 2008, provided a copy of this notice be inserted in some weekly newspa per printed in said County, once in each of three successive weeks before the 11th day of February, 2008

The Report of Sale states the amount of the foreclosure sale price to be \$306,394.27. The property sold herein is known as 6807 Kerman Road, Lanham, MD 20706.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. (1-17,1-24,1-31)

### NOTICE

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

vs.

Johanne Bernadeau Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-31225

Notice is hereby given this 9th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of February, 2008, pro vided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 11th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$276,000.00. The property sold herein is known as 2606 Berrywood Lane, Upper Marlboro, MD 20774.

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

True Copy-Test: Peggy Magee, Clerk (1-17,1-24,1-31) <u>89878</u>

# NOTICE

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

William Harper, Jr. Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-30342

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

Richard J. Rogers Ronald S. Deutsch,

VS.

Notice is hereby given this 11th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 11th day of February, 2008

NOTICE

The Report of Sale states the amount of the foreclosure sale price to be \$133,641.17. The property sold herein is known 4261 Southern Avenue, Capitol Heights, MD 20743.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk <u>89874</u> (1-17,1-24,1-31)

### NOTICE

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

In the Circuit Court for Prince

George's County, Maryland Case No. CAE 07-30194

Notice is hereby given this 11th day of January, 2008, by the Circuit

Court for Prince George's County, that the sale of the Property men-

tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-

trary thereof be shown on or before

the 11th day of February, 2008, pro-

vided a copy of this notice be

inserted in some weekly newspa-

per printed in said County, once in

each of three successive weeks

before the 11th day of February,

The Report of Sale states the

amount of the foreclosure sale price

to be \$208,659.47. The property sold herein is known as 3415

Regency Parkway, District Heights,

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

3415

(1-17, 1-24, 1-31)

Plaintiffs

2008

MĎ 20747.

89875

Trustees

True Copy-Test:

Peggy Magee, Clerk

Deborah K. Curran

Laura H. G. O'Sullivan,

Tawana N. Strong

Defendant(s)

# True Copy—Test: Peggy Magee, Clerk <u>89877</u>

VIN #: 1N4DL01D61C136729 Chavez Auto Repair, 1014 A Leslie Ave., Catonsville

LOT #: 3651, 1996 Ford Taurus VIN #: 1FALP52U3TA181444 First Choice Auto Repair, 30497 Potomac Way, Charlotte Hall

### 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

(1-17,1-24)

89856

### NOTICE

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

Olufemi Odedeyi Oluyemisi Ibikunle Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-29272

Notice is hereby given this 11th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of February, 2008, pro-vided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 11th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$270,311.78. The property sold herein is known as 10651 South Campus Way, Marlboro, MD 20774. Upper

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

True Copy—Test: Peggy Magee, Clerk 89873

(1-17,1-24,1-31) 89880

Frances M. Hom, Esq. 717 D St. NW Suite 210 Washington, DC 20004 (202) 783-7202

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED N THE ESTATE OF HORACE E. BROWN

Notice is given that Donna T. Brown, whose address is 12603 Hilda Court, Upper Marlboro, MD 20774 was on January 3, 2008 appointed personal representative of the estate of Horace Brown who died on October 5, 2007 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 3rd day of July, 2008.

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

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

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

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

DONNA T. BROWN Personal Representative

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

> Estate No. 77865 (1-17,1-24,1-31)

Plaintiffs

vs. Resa C. Wynn Douglas Butler

Defendant(s)

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

Notice is hereby given this 15th day of January, 2008, 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 15th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in of three successive weeks before the 15th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$228,700.00. The property sold herein is known as 6615 Foster Street, District Heights, MD 20747.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk

89872 (1-17,1-24,1-31)

### NOTICE

IN THE MATTER OF: MUNGAI KOECH-KINYANJUI

### FOR THE CHANGE OF NAME TO: MUNGAI KOECH KINYANJUI

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

### Case No. CAE 07-33875

A Petition has been filed to change the name of Mungai Koech-Kinyanjui (minor) to Mungai Koech Kinyanjui.

The latest day by which an objection to the Petition may be filed is February 11, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland (1-24)

Cleo M. Johnson

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 06-27620

Defendant(s)

Notice is hereby given this 8th day of January, 2008, by the Circuit ourt for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of February,

The Report of Sale states the amount of the foreclosure sale price to be \$323,954.88. The property sold herein is known as 911 Shady Glen Drive - 1st, Capital Heights, MD 20743.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk (1-17,1-24,1-31) 89867

### NOTICE

# IN THE MATTER OF: ISAILIS ALEJANDRA ARGUETA GONZALEZ

FOR THE CHANGE OF NAME TO: JACQUELINE ALEJANDRA

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

### Case No. CAE 07-34001

A Petition has been filed to change the name of Isailis Alejandra Argueta Gonzalez (minor) to Jacqueline Alejandra.

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

(1-24)

vs.

Lorenzo Israel Flores Hernandez and Decidero Flores Carvallo Defendants

### In the Circuit Court for Prince George's County, Maryland Civil No. CAE 07-29322

ORDERED, this 11th day of January, 2008 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13214 Park Lane, Fort Washington, MD 20744 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of February, 2008 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day

of February, 2008, next. The report states the amount of sale to be \$86,134.39.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk (1-17,1-24,1-31) <u>89876</u>

### NOTICE

### IN THE MATTER OF: SHIRIN AMIR BABAEV

FOR THE CHANGE OF NAME TO: SHIRIN AMIR HAAN

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

### Case No. CAE 08-00090

A Petition has been filed to change the name of Shirin Amir Babaev (minor) to Shirin Amir Haan.

The latest day by which an objection to the Petition may be filed is February 11, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 89934

(1-24)

Foster R. Brown, Sr. Bobby A. Brown

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-31224

Notice is hereby given this 9th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the Property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 11th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$308,250.00. The property sold herein is known as 6704 Longridge Drive, Lanham, MD 20706.

> PEGGY MAGEE Clerk of the Circuit Court for

Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 89879 (1-17,1-24,1-31)

### NOTICE

IN THE MATTER OF: SOFIA EMPERATRIZ CRUZ MOLINA

FOR THE CHANGE OF NAME TO: SOFIA EMPERATRIZ GALLARDO CRUZ

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

### Case No. CAE 08-00331

A Petition has been filed to change the name of Sofia Emperatriz Cruz Molina (minor) to Sofia Emperatriz Gallardo Cruz.

The latest day by which an objection to the Petition may be filed is February 11, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 89935 (1-24)

# tion to the Petition may be filed is

89933

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

# The latest day by which an objec-February 11, 2008.

89932

Case No. CAÉ 07-28871

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3706 35TH STREET MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust from Julie Thomas dated January 31, 2006 and recorded in Liber 26301, Folio 192 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$369,900.00, and an original interest rate of 8.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 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 \$42,200.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

89888

(1-17,1-24,1-31)

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10416 FALLING LEAF COURT UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Vann Battle dated June 30, 2006 and recorded in Liber 25613, Folio 473 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$491,400.00, and an original interest rate of 9.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **February 5, 2008 AT 11:02 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 \$50,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

.

89890

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 6200 ERLAND WAY LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Cedric Council and Kimberly Thorne dated February 10, 2006 and recorded in Liber 24352, Folio 394 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$492,000.00, and an original interest rate of 7.630, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:34 AM.

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 10610 WOODLAWN BOULEVARD UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Chawn M. Tate dated November 28, 2006 and recorded in Liber 26867, Folio 200 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 10.850, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:35 AM**. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

16700 ELDBRIDGE LANE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Gloria Valcin dated August 18, 2006 and recorded in Liber 26377, Folio 47 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$195,500.00, and an original interest rate of 7.630, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:03 AM.

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

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

Terms of Sale: A deposit of \$19,900.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5114 KENNEBUNK TERRACE COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Guanina Jenkins-Serrano dated May 18, 2006 and recorded in Liber 25187, Folio 522 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,000.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-

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 \$53,300.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com 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 \$25,600.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

> > (1-17,1-24,1-31) 89889

nic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:01 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described as follows:

Being known and designated as Lot 23 in Block 70A in a subdivision known as Block 50A and parts of Blocks 60A, 61A, 62 and 70A, Hollywood, and part of Block 6, the Addition to Daniel's Park, College Park", as per plat thereof recorded in Plat Book WWW 20 at folio 90 among the Land Records of Prince George's County, Maryland.

The property is improved by a dwelling.

89891

(1-17, 1-24, 1-31)

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 \$21,600.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31) 89924

(1-17,1-24,1-31)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3313 25TH AVENUE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Deborah A. Rigsby dated May 25, 2006 and recorded in Liber 25446, Folio 244 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:31 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 \$32,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

89920

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17,1-24,1-31)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 9406 CHELTENHAM DRIVE BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Michael Mocca dated July 31, 2006 and recorded in Liber 26021, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$265,500.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 8, 2008 AT 12:15 PM. 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.

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1112 RING BILL LOOP UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Steven Williams Sr. dated July 14, 2005 and recorded in Liber 23178, Folio 415 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 6.300, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:32 AM**.

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

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

Terms of Sale: A deposit of \$31,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17,1-24,1-31)

89921

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 6513 ALLENTOWN ROAD TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Teresa Rodriguez and Victor A. Cruz dated June 8, 2007 and recorded in Liber 28053, Folio 664 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$290,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 8, 2008 AT 12:16 PM.

# LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 5804 SORA LANE RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Afra Israel a/k/a Afra Isreal dated September 7, 2006 and recorded in Liber 26767, Folio 223 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 8.900, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:33 AM**.

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

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

Terms of Sale: A deposit of \$33,100.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17,1-24,1-31)

89922

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 18002 SAPPLING COURT ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Basit Chaudhary and Shahid A. Chaudhary dated May 23, 2006 and record-ed in Liber 25251, Folio 120 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$536,000.00, nal principal balance of \$536 and an original interest rate of 10.200, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 8, 2008** AT 12:17 PM. 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 \$58,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

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

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

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

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

Terms of Sale: A deposit of \$30,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

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

89950

(1-24,1-31,2-7) 89951

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIE NICHOLS AKA: ANN NICHOLS

Notice is given that Dianna Cunningham, whose address is 1519 Shellford Lane, Accokeek, MD 20607 was on December 28, 2007 appointed personal representative of the estate of Annie Nichols, aka: Ann Nichols, who died on December 6, 2007 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 28th day of June, 2008.

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

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

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

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

### DIANNA CUNNINGHAM Personal Representative

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

	Estate No. 77829
89820	(1-10,1-17,1-24)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MYER MAX SEROTA

Notice is given that Nancy Serota, whose address is 2302 Muskogee St., Adelphi, MD 20783 was on January 8, 2008 appointed personal representative of the estate of Myer Max Serota who died on August 19, 2006 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 July, 2008.

Any person having a claim must presen 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 writnotice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforce-able thereafter. Claim forms may be obtained from the Register of Wills.

Milton D. Jernigan, II, Esquire McNamee, Hosea, Jernigan, Kim, Greenan & Walker 888 Bestgate Road, Ste. 304 Annapolis, MD 21401

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF WILSON JEROME PURDY, JR.

Notice is given that Barbara Ann Purdy, whose address is 6510 Westview Lane, Lanham, MD 20706 was on December 31, 2007 appointed personal representative the estate of Wilson Jerome Purdy, Jr. who died on November 9, 2007 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 30th day of June, 2008.

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

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

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

Ă 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.

> BARBARA ANN PURDY Personal Representative

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

Estate No. 77823 89822 (1-10, 1-17, 1-24)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY H. LOGAN

Notice is given that Wanda M. Logan, whose address is 1403 Perrell Lane, Bovie, MD 20716 was on October 9, 2007 appointed per-sonal representative of the estate of Dorothy H. Logan who died on July 17, 2006 with a will.

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

Any person having a ´ claim ne decedent m again

# LEGALS

### NOTICE

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

Plaintiffs vs.

# Inez Mincy Larry F. Mincy, Personal Representative for the Estate of Floyd Mincy

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-28779

Notice is hereby given this 2nd day of January, 2008, 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 4th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$184,202.93. The property sold herein is known as 5070 Saint Barnabas Road, Temple Hills, MD 20748.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) <u>89830</u>

### NOTICE

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

### Kimberly Clark

# Defendant(s) In the Circuit Court for Prince

# George's County, Maryland Case No. CAE 07-29946

Notice is hereby given this 2nd day of January, 2008, 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 4th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$188,000.00. The property sold herein is known as 3712 Dunlap Street, Temple Hills, MD 20748.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test:

Peggy Magee, Clerk (1-10,1-17,1-24) 89829

Benjamin J. Woolery, Esquire

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF CARMELO EDWARD BORZI

Notice is given that Robert L. Borzi, whose address is 8614 Kenilworth Drive, Springfield, VA 22151 was on January 3, 2008 appointed personal representative the estate of Carmelo Edward Borzi who died on December 24, 2007 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 3rd day of July, 2008.

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

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

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

A claim not presented or filed on or before that date, or any exten-sion provided by law, is unenforceable thereafter. Claim forms may be

obtained from the Register of Wills.

ROBERT L. BORZI Personal Representative

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

UPPER MARLBORO, MD 20772 Estate No. 77850 89819 (1-10, 1-17, 1-24)

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND In the Matter of:

Jasmine Thompson, Minor

Guardianship No. GD-09657

### ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Jasmine Thompson an infant female born on September 5, 1991 at Prince George's Hospital, Cheverly, MD to Tracy Thompson and Carolyn Stevenson, having been filed, it is this 9th day of January, 2008.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Carolyn Stevenson, the natural mother of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Carolyn Stevenson, is hereby notified to show cause on or before the 17th day of March, 2008. why the relief prayed should not be granted; and said respondent is fur-ther advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN L. MCWILLIAMSON

Notice is given that Jeanne R. McWilliamson, whose address is 4130 Crosswick Turn, Bowie, MD 20715 was on December 28, 2007 appointed personal representative of the estate of John L. McWilliamson who died on December 19, 2007 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 28th day of June, 2008.

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

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

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

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

JEANNE R. MCWILLIAMSON Personal Representative

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

> Estate No. 77802 (1-10,1-17,1-24)

### NOTICE

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

Prince Daniels

vs.

89818

### In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 07-29199

Defendant(s)

Notice is hereby given this 2nd day of January, 2008, 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 4th day of February, 2008, pro-vided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 4th day of February, 2008.

The Report of Sale states the

# **BIG TINY TOWING** AUTO CLINIC, INC.

LEGALS

6118 Central Ave. Capitol Heights, MD 20743 301-322-4141

### **MECHANIC'S LIEN SALE**

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

1982 NISSAN 280Z 2 DOOR

VIN #: JN1HZ04S9CX443489

VIN #: 1GDEG25K7SF502779

1988 NISS 300 ZX 2 DOOR

VIN #: JN1HZ14S7JX271398

Big Tiny's Towing will offer for

sale at public auction at 6118

Central Avenue, Capitol Heights,

MD on Saturday, FEBRUARY 2, 2008, at 10:00 A.M.

Lienor reserves the right to bid.

Big Tiny's Towing & Auto Clinic;

**MECHANIC'S LIEN** 

SALE

Freestate Lien & Recovery, Inc.

will sell at public auction the fol-

lowing 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 3523

Maywood Lane, Suitland, Md.

20746 at **4:00 P.M. on February 11, 2008**. Purchaser of vehicle(s) must

have it inspected as provided in

Transportation Section 23-107 of the Annotated Code of Maryland.

The following may be inspected

during normal business hours at the shops listed below. All parties

claiming interest in the following

may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT #: 3627, 2000 Freightliner

RF Racing Truck & Heavy

7178 Baltimore & Annapolis

LOT #: 3631, 2003 Ford E 150

VIN #: 1FMRE11233HB93745

Sheehy Ford, 5000 Auth Rd., Marlow Heights

LOT #: 3646, 1998 Honda Accord

VIN #: 1HGCG1659WA010239

Cejai Auto Repair, 8104 Pulaski Hwy., Rosedale

LOT #: 3652, 2004 Mitsubishi

Certified Collision Center, 6230

Certified Collision Center, 6230

VIN #: JA3AJ26E94U013827

LOT #: 3653, 2004 Mazda 3

VIN #: JM1BK343941125295

Holabird Ave., Baltimore

Holabird Ave., Baltimore

VIN #: 1FUPCSEBXYDB42612

Conventional

Equipment Repair

Blvd., Ferndale

Lancer

(1-24, 1-31)

1975 OLDS 2 DOOR

Terms of Sale-CASH.

Lienor

89974

VIN #: 3N67K5M349741

1995 GMC VAN

NANCY SEROTA Personal Representative

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

Estate No. 77774 <u>89881</u> (1-17,1-24,1-31) 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 unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

(1-17,1-24,1-31)

WANDA M. LOGAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 74053

# The Prince George's

89882

**Post Newspaper** 

Call (301) 627-0900

Fax (301) 627-6260

# **Call Today!**

5303 West Court Drive Upper Marlboro, MD 20773 (301) 627-5222

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS S. FORNA

Notice is given that Iyesha Forna, whose address is 9808 Pheasant Run Court, Laurel, MD 20708 was on January, 2, 2008 appointed personal representative of the estate of Francis S. Forna, who died on November 15, 2007 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 2nd day of July, 2008.

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

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

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

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

> IYESHA FORNA Personal Representative

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

Estate No. 77853 89823 (1-10,1-17,1-24)

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

89886 (1-17,1-24,1-31)

### NOTICE

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

Ruth Williams Brown Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-29201

Notice is hereby given this 4th day of January, 2008, 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 4th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of February, 2008

The Report of Sale states the amount of the foreclosure sale price to be \$216,750.00. The property sold herein is known as 3741 Swann Road, Unit 3, Suitland, MD 20746.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 89835 (1-10, 1-17, 1-24)

amount of the foreclosure sale price to be \$270,000.00. The property sold herein is known as 7507 Val Lane, District Heights, MD 20747.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk

(1-10,1-17,1-24) 89836

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND In the Matter of: Derrell Levon Prince, Minor

Guardianship No. GD-09659

### ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Derrell Levon Prince an infant male born on November 20, 1993 at Greater SE Community Hospital, Washington, DC to Lisa Prince and Darrel Green, having been filed, it is this 10th day of January, 2008.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondents, Lisa Prince and Darrel Green, the natural parents of the aforemen-tioned child, are hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondents as unknown. Respondents, Lisa Prince and Darrel Green, are here-Lisa by notified to show cause on or before the 17th day of March, 2008, why the relief prayed should not be granted; and said respondents are further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

89885

VIN #: 1FTCR15T4LPA58846 Integrity Auto Care, 1415 Brown Rd., Westminister

LOT #: 3654, 1990 Ford Ranger

LOT #: 3659, 1996 Ford F-250 VIN #: 2FTHF26H8TCA43203 MAACO Collision Repair & Auto, 8660 Cherry Lane, Suite 1-3,

LOT #: 3660, 1986 Nissian 300ZX VIN #: JN1HZ14S4GX162499 D & J's One Stop Auto Services, 7603 Penn Belt Dr., Forestville

LOT #: 3661, 2002 Dodge Intrepid VIN #: 2B3HD46R32H127555 All American Service Center, 4645 Cremen Rd., Temple Hills

LOT #: 3662, 1991 Acura Legend VIN #: JH4KA8262MC008674 All American Service Center, 4645 Cremen Rd., Temple Hills

LOT #: 3664, 1999 Dodge RAM 1500

VIN #: 1B7HC16Y6XS158743

Mike's Automotive, 5500 Belair Rd., Baltimore

LOT #: 3665, 1996 Saturn SL 1 VIN #: 1G8ZK5270TZ100523

K & J Management DBA Precision Tune Auto Care, 5700 York Rd., Baltimore

LOT #: 3666, 1989 Cadillac Sedan DeVille

VIN #: 1G6DW51Y6KR739070 Sure Autobody, 6006 Liberty Rd., Baltimore

LOT #: 3655, 2000 Sea Ray HULL #: SERR3401A000 MD #: 8830 BI

Integrity Auto Care, 1415 Brown Rd., Westminister

**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

(1-24,1-31)

89953

(1-17,1-24,1-31)

### SECOND AMENDED ORDER OF PUBLICATION

REBUILD AMERICA, INC. 53 E Broadway, 1st Floor Bel Air, Maryland 21014

> Plaintiff vs.

THE ESTATE OF CATHERINE L. DYSON

and

RHODIS DYSON AND THE ESTATE, HEIRS, SUCCESSORS, AND ASSIGNS OF RHODIS DYSON

### and

THE ESTATE OF MADELINE DYSON A/K/A MATTIE DYSON

and

THE KNOWN AND UNKNOWN HEIRS OF CATHERINE DYSON, RHODIS DYSON, AND MADE-LINE DYSON A/K/A MATTIE DYSON

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property: 18501 Dysons Lane Account Number: 05-2938017 Description: Piscataway, 5th Election District, PT PAR 64 EQ 2.0 A (2.0 A FR # 0310631 for 95-96 HTC) 2.00 Acres & Imps, Map 1700, Grid E3, Par 64 \$192,090.00 Assmt: Liber/Folio: 10753/189

Assessed To: Dyson, Sidney & Catherine In the Circuit Court for

Prince George's County, Maryland **Civil Division** CAE 03-09970 (Originally Captioned "New England Properties, LLC v. Ralph S. Dunbar, et al.")

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

Property: 18501 Dysons Lane Account Number: 05-2938017 Description: Piscataway, 5th Election District, PT PAR 64 EQ 2.0 A (2.0 A FR # 0310631 for 95-96 HTC) 2.00 Acres & Imps, Map 1700, Grid E3, Par 64 Assmt: \$192,090.00 Liber/Folio: 10753/189 Assessed To: Dyson, Sidney &

Catherine The Complaint states, among

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

It is thereupon this 16th day of January, 2008, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

NOTICE OF SERVICE **OF PROCESS BY PUBLICATION** 

NORTH CAROLINA DARE COUNTY

IN THE MATTER OF THE FORECLOSURE OF THE DEED OF TRUST EXECUTED BY BOBBY E. ARRINGTON (UNMARRIED) AND DELACY E. HARRIS (UNMARRIED) DATED OCTOBER 14, 1995, **RECORDED IN BOOK 1066** PAGE 698, DARE COUNTY REGISTRY, BY BENITA A. LLOYD, SUBSTITUTE TRUSTEE

To: Bobby E. Arrington and Delacy E. Harris

### IN THE GENERAL COURT OF JUSTICE BEFORE THE CLERK OF SUPERIOR COURT File No. 07-SP-571

Take notice that a pleading seeking relief against you has been filed in the above entitled action. The nature of the relief being sought is as follows:

Foreclosure of Deed of Trust for Unit No. 302, Week 6, Barrier Island Kitty Hawk Station Condominiums, Kitty Hawk, Dare County, North Carolina.

You are required to make defense to such pleading not later than the 4 day of March, 2008,th said date being 40 days from the first publication of this notice, and upon your failure to do so the party seeking service against you will apply to the court for the relief sought This the 18th day of January, 2008.

Benita A. Lloyd, Substitute Trustee Gray & Lloyd, L.L.P., Attorneys 3120 N. Croatan Hwy., Ste. 101 Kill Devil Hills, NC 27948 (252)441-4338

89947

(1-24, 1-31, 2-7)

### NOTICE

Deborah K. Curran Laura H. G. O'Sullivan, Trustees Plaintiffs vs.

Veronica Skipper

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 07-12853

Defendants

ORDERED, this 16th day of January, 2008 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7807 Royal Fern Court, Clinton, MD 20735 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2008 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 19th day of February, 2008, next. The report states the amount of sale to be \$434,517.64.

# LEGALS

Housing Authority of Prince George's County 9400 Peppercorn Place, Largo, Maryland

# Public Notice of 2008 Waiting List Opening Public Housing and Section 8 Rental Assistance

PRINCE GEORGE'S COUNTY

Prince George's County Department of Housing and Community Development announces the acceptance of pre-applications for housing assistance during the dates of: January 25, 2008 through January 31, 2008.

Section 8 assistance covers the rent portion that exceeds approximately 30% of an eligible family's monthly income. Public Housing is owned and operated by the Housing Authority of Prince George's County; rents are also based on income. If you are a Public Housing resident seeking Section 8 assistance, you must file a pre-application during the 2008 opening. Any and all income-eligible households may submit a pre-application; acceptance and/or assistance are based on income verification, eligibility requirements and local preference factors. Maximum income levels, based on family size are as follows:

	Family Size	Section 8	Public Housing
- 1 2	1 2 3 4 5	\$33,100 37,800 42,550 47,250 51,050	\$42,000 48,000 54,000 60,000 64,800
s	6 7	54,800 58,600	69,600 74,400
	8	62,350	79,200

Pre-applications must be either submitted on line, or postmarked, on or between the dates of January 25, 2008 and January 31, 2008. Do not submit or mail before January 25, 2008. Do not submit or mail after January 31, 2008. If you choose to send in a hard copy, an envelope with postage must be used to mail the pre-application. Improperly mailed pre-applications will not be accepted.

Submitting a pre-application does not guarantee assistance or placement on the waiting list. A random selection will accept a limit of 5,000 pre-applications from the total received. The 5,000 randomly selected pre-applications will be invited to submit a full eligibility application for placement on the waiting lists. Those not accepted will be notified by mail. Filing more than one pre-application with the same social security number or filing more than one pre-application by different members of the same household will disqualify the entire household.

At midnight on January 31, 2008, the acceptance period closes for the 2008 opening.

For your convenience Pre-applications for the 2008 opening may be completed on line at: www.princegeorgescountyha.org

Hard copies of the Pre-application will be available at the locations noted below. After completing the hard copy pre-application it must be mailed to the post office address printed on the form. No handdelivered information will be accepted at any location.

All Branches of the Prince George's County Memorial Library System (Each Library has posted hours for operations)

Area Offices of the Department of Social Services (Mon. - Fri. 8:30 am to 5:00 pm)

Child, Adult & Family Services, 925 Brightseat Road, Landover, MD Hyattsville District Office, 6505 Belcrest Road, Hyattsville, MD Landover District Office, 425 Brightseat Road, Landover, MD Temple Hills District Office, 4235 28th Avenue, Temple Hills, MD

Department of Housing and Community Development, 9400 Peppercorn Place, Largo, MD

**Equal Housing Opportunity** 

Persons needing accommodations under the Americans with Disabilities Act, Please call (301) 883-5471 or TDD (301) 883-5428

89852



89855

(1-17, 1-24)

# LEGALS

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

# LEGALS

Blanket Property Address: 8629 Park Avenue Bowie, MD 20720

The Blanket Property is subject to a Deed Of Trust to Suellen Wohlfarth, Trustee, dated the 9th day of September, 2005, recorded in Liber 23457, at Folio 492, the terms of which will be announced at the time of sale.

Said Blanket property is improved by a residence.

The Property will be sold first. In the event that the sale price for the Property is insufficient to satisfy the indebtedness secured by the Deed Of Trust and the costs and expenses of sale, the Blanket Property will then be sold.

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

A deposit of \$20,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale for each property sold. The balance of the purchase price for each property sold shall bear interest at the rate of 8.25% per annum from the date of sale to the date of settlement. No deposit shall be required of the noteholder where the noteholder bids on the properties at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, homeowner's association fees and condominium association fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Title examination, conveyancing, transfer taxes, recordation tax and all other costs incident to settlement shall be paid by the purchaser.

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

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the properties will be resold at the risk and expense of the defaulting purchaser.

The Trustees are not liable, individually or otherwise, for any reason. If title to the property is not or cannot be transferred consistent with the terms hereof for any reason, the Trustees' liability is limited, at its sole discretion, to return any deposit, thereby rescinding the sale, and there is no other right or remedy against the Trustees at law or in equity.

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN Substitute Trustees



# (1-17,1-24,1-31)

# NOTICE TO CONTRACTORS

\*\* MANDATORY SUBCONTRACTING: This bid requires twenty five percent (25%) subcontracting to a Prince George's County Certified Minority in accordance with Subtitle 10A-136 of the Prince George's County Government Procurement Regulations and Law:

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

Request to Bid No.: 08-0001; Project No.: OCS 08-0001 Construction of Northview Fire/EMS Station.

APPROXIMATE COST: <u>\$ N/A</u> ARCHITECT/ENGINEER: Arel Architects, Inc. NON-REFUNDABLE SPEC. FEES: <u>\$150.00</u> DRAWING/SPECIFICATIONS AVAILABLE: January 24, 2008 at 2:00 p.m. \*PRE-BID CONFERENCE: February 5, 2008 at 10:00 am at 3415 N. Forestedge Road, Forestville, MD 20747 \*BID PRICE RESPONSE DUE DATE: <u>February 25, 2008 at 2:00 p.m.</u> PROJECT MANAGER: Tyrone Simmons PHONE: 301-817-4360

the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 8th day of February, 2008, warning all persons interest-ed in the said properties to be and appear in this Court by the 18th day of March, 2008, and redeem the Property, and the answer Complaint, or thereafter a final judgment will be rendered foreclos-ing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Peggy Magee, Clerk 89926 (1-24,1-31,2-7)

### ZONING HEARINGS

Zoning Hearings on the follow-ing applications will be held by the Zoning Hearing Examiner on

WED., FEBRUARY 27, 2008

### ROOM 1177, 1ST FLOOR COUNTY ADMINISTRATION BLDG. UPPER MARLBORO, MD.

AT 9:30 A.M.

# AUTHORIZATION TO BUILD WITHIN A PLANNED RIGHT-**OF-WAY:**

### **PISCATAWAY (5TH) ELECTION** DISTRICT:

Application of Cori D. and Danon Ashton, Applicants, for authorization to build within proposed rightof-way, on property containing approximately 0.758 acre of land, zoned R-R, located approximately 50 feet southwest of the intersection of Holly Road and Holly Way, near MD Route 210 (Indian Head Highway), described as 16900 Holly Road, Accokeek.

By Order of the County Council Prince George's County, Maryland David C. Harrington, Chair

(1-24)

Attest: Redis C. Floyd Clerk of the Council

89925

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test Peggy Magee, Clerk 89927 (1-24,1-31,2-7)

# NOTICE

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

VS. WILLIAM H. MAJOR, JR. LORNA C. TAYLOR

Defendant(s)

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

Case No. CAE 07-29981

NOTICE IS HEREBY GIVEN, this 17th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the proper-ty known as 15438 Symondsbury Way, Upper Marlboro, Maryland 20774, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to: Suburban Federal Savings Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2008, next; provided a copy of this Notice be inserted in some newspa-per published in said Prince George's County, once a week for three successive weeks on or before the said 19th day of February, 2008. The report states the amount of sale to be \$750,000.00.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk (1-24,1-31,2-7) 89928

### **TRUSTEES' SALE**

Case No. CAE 07-33955

Of Valuable Improved Real Estate located in Prince George's County, Maryland, improved by premises located at Lot 3, Vincent Subdivision Plat Book 206, Plat 95, Prince George's County, Maryland 12420 Lanham Severn Road Bowie, Maryland 20720 and **Blanket Property: Lot 1 Park Avenue Estates** Plat Book 186, Plat 23, Prince George's County, Maryland 8629 Park Avenue Bowie, Maryland 20720

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Shawn M. McBride and Dana M. McBride to Stanley L. Merson and S. Lynne Pulford, Trustees, dated the 23rd day of January, 2006, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 24570, at Folio 346, docketed for foreclosure in Civil No. CAE 07-33955, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public offer in "AS IS" condition in front of the Commissioner's Entrance, Bourne Wing, Circuit Court For Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland, on

### WEDNESDAY, FEBRUARY 6, 2008 AT 11:00 A.M.

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

### PROPERTY:

Lot Three (3) of a subdivision known as "VINCENT SUBDIVISION" as per plat recorded in Plat Book 26, at Plat numbered 95, One Of The Land Records Of Prince George's County, Maryland.

Parcel Identifier: 14-3676483 (Property)

Property Address: 12420 Lanham Severn Road Bowie, MD 20720

### **BLANKET PROPERTY:**

Lot 1, PARK AVENUE ESTATES, as the same appears duly dedicated, platted and recorded in Liber 188, at Folio 29 among the Land Records of Prince George's County, Maryland, described in the Deed Of Trust as follows:

Parcel Identifier:

14-3237658 (Blanket Property)

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

Interested Bidders may review the plans, specifications, and other contractual documents at the address listed above on or after January 24, 2008.

Contractors interested in submitting a bid on the project listed above should direct inquire to Alicia Proctor. Bids shall be received at the Office of Central Services/Contract Administration and Procurement Division on the date and time shown. For further information, telephone Alicia Proctor (301) 817-4385.

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

(1-24)

### NOTICE

IN THE MATTER OF: CAROL ALLISON WAINWRIGHT

89949

FOR THE CHANGE OF NAME TO: CAROL ALLISON ST. HILL WAINWRIGHT

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

Case No. CAE 07-30667

A Petition has been filed to change the name of Carol Allison Wainwright to Carol Allison St. Hill Wainwright.

The latest day by which an object tion to the Petition may be filed is February 11, 2008.

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

89936 (1-24)

# NOTICE

IN THE MATTER OF: LIA ASTRID HASMINNE MOSCOSO OSORIO

FOR THE CHANGE OF NAME TO: LIA ASTRID HASMINNE OSORIO

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

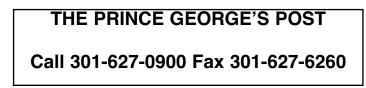
Case No. CAE 08-00345

A Petition has been filed to change the name of Lia Astrid Hasminne Moscoso Osorio (minor) to Lia Astrid Hasminne Osorio.

The latest day by which an objection to the Petition may be filed is February 11, 2008.

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

(1-24)



89938

Law Offices CURRAN & O'SULLIVAN, P.C. 8101 Sandy Spring Road, Suite 302 Laurel, MD 20707 Phone: (301) 490-1196/Fax: (301) 490-1568 www.candolaw.com

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

### Improved by premises known as 7306 Donnell Place, #C-8, District Heights, MD 20747

By virtue of the power and authority contained in a Deed of Trust from Tshaka Matthews, dated May 16, 2006, and recorded in Liber 25199 at folio 444 among the Land Records of PRINCE GEORGES COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the entrance to the parking garage, specif-ically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

### **FEBRUARY 13, 2008** AT 12:30 P.M.

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

Condominium Unit Numbered 7306-C-8, HOLLY HILL CONDOMINI-UM as defined and set forth in a Declaration of Condominium dated March 8, 1982 and 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 \$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 GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting pur-There will be no abatement of interest due from the purchaser in the chaser. event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchas-er. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all docu-mentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and ketable 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 further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

<u>89946</u>

Law Offices CURRAN & O'SULLIVAN, P.C. 8101 Sandy Spring Road, Suite 302 Laurel, MD 20707 Phone: (301) 490-1196/Fax: (301) 490-1568 www.candolaw.com

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### Improved by premises known as 729 61st Avenue, Capitol Heights, MD 20743

By virtue of the power and authority contained in a Deed of Trust from Shirley J. Williams Bell, dated December 10, 1998, and recorded in Liber 14383 at folio 560 among the Land Records of PRINCE GEORGES COUN-TY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the entrance to the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

# LEGALS

Law Offices CURRAN & O'SULLIVAN, P.C. 8101 Sandy Spring Road, Suite 302 Laurel, MD 20707 (2021 400 410 (JC) Phone: (301) 490-1196/Fax: (301) 490-1568 www.candolaw.com

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

120 Mohican Drive, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from Lee R. King, Bonnie Lee Taylor King and Anna Bell Taylor, dated August 1, 2006, and recorded in Liber 28851 at folio 323 among the Land Records of PRINCE GEORGES COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the entrance to the parking garage, specifically designated by the pres-ence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

# JANUARY 25, 2008 AT 11:55 A.M.

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

Lot numbered Seventeen (17) in Block lettered "P", in the subdivision known as "Section Three, Forest Heights", as per plat thereof recorded in Plat Book BB 9 at Plat No. 77, among the Land Records of Prince Georges 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 \$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 rational terms of the sole but the Grantife Certure CENECE COUNTY. fication of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.15% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting pur-chaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstand-ing water bills, if any, incurred prior to the date of sale. Cost of all docu-mentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be lim-ited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be respon-tible (or plating above the substitute Trustees. Purchaser shall be respon-tible (or plating above the substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

(1-10,1-17,1-24)

89800

89799

(1-24,1-31,2-7)

Law Offices CURRAN & O'SULLIVAN, P.C 8101 Sandy Spring Road, Suite 302 Laurel, MD 20707 Phone: (301) 490-1196/Fax: (301) 490-1568 www.candolaw.com

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

### 4900 Heath Street, Capitol Heights, MD 20743

By virtue of the power and authority contained in a Deed of Trust from Moses M. Davis, dated July 26, 2000, and recorded in Liber 14163 at folio 312 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 entrance to the parking garage, specif-ically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

# LEGALS

Law Offices CURRAN & O'SULLIVAN, P.C. 8101 Sandy Spring Road, Suite 302 Laurel, MD 20707 Phone: (301) 490-1196/Fax: (301) 490-1568 www.candolaw.com

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

### 5702 Sweetway Terrace, #44, Capitol Heights, MD 20743

By virtue of the power and authority contained in a Deed of Trust from Veronica Fortune, dated November 23, 2005, and recorded in Liber 24058 at folio 563 among the Land Records of PRINCE GEORGES COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the entrance to the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), o

### **JANUARY 25, 2008** AT 12:10 P.M.

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

Being known and designated Condominium Unit numbered Forty-Four (44), in Phase Six (6), Building 5A, in BROOKSQUARE, a Condominium.

The property is improved by a dwelling.

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

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

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

(1-10,1-17,1-24)

Law Offices CURRAN & O'SULLIVAN, P.C. 8101 Sandy Spring Road, Suite 302 Laurel, MD 20707 Phone: (301) 490-1196/Fax: (301) 490-1568 www.candolaw.com

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 1200 Van Buren Drive, Fort Washington, MD 20744-2863

By virtue of the power and authority contained in a Deed of Trust from James B. Proctor, dated April 28, 2005, and recorded in Liber 22199 at folio 233 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 entrance to the parking garage, s ecit ically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

### FEBRUARY 1, 2008 AT 12:10 P.M.

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

Lot 9 in Block lettered "T" in the subdivision known as and called, "Fairmount Heights", as per plat recorded in Plat Book JWB 5, at Plat 85, 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 \$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 GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.375% 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 enti-ty 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 Condominium fees and/or homeowners association dues, if purchaser. any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

### **JANUARY 25, 2008** AT 12:05 P.M.

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

Lots numbered Forty-Nine (49) and Fifty (50), in the Block numbered Fifty (50) in the subdivision known as "SHEET NO. 4, GREATOR CAPITOL HEIGHTS", as per plat thereof recorded in Plat Book BDS 1 at Plat 63 among the Land Records of Prince George's County, Maryland; being in the 18th Election District. The improvements thereon being known and designated as 4900 Heath Street, Capitol Heights, Maryland 20743.

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 \$10,000.00 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 rati-fication of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting pur-chaser. There will be no abstement of interest due from the purchased in the chaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be lim-ited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

### **JANUARY 25, 2008** AT 12:00 NOON

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

Being known and designated as Lot numbered One (1) in Block lettered "N" in a subdivision known as "FORT WASHINGTON FOREST", as per plat thereof recorded in Plat Book 26 at Plat 37 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 \$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 ratio fication of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all docu-mentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be lim-ited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

89859

89796 (1-17,1-24,1-31)

(1-10.1-17.1-24)89795 (1-10,1-17,1-24)

# THE PRINCE GEORGE'S POST NEWSPAPER For all your Legal Advertising Needs CALL 301-627-0900 FAX 301-627-6260

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND In the Matter of:

Briana Roberts, Minor

Guardianship No. GD-09651

### ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Briana Roberts an infant female born on June 25, 1994 at Greater Southeast Hospital, Washington, DC to Angela Roberts and Father Unknown, having been filed, it is this 4th day of January, 2008.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardian-ship of the person has been filed, stating the last known address of respondent unknown. as Respondent, Father Unknown, is hereby notified to show cause on or before the 10th day of March, 2008, why the relief prayed should not be granted; and said respondent is fur-ther advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

89824 (1-10,1-17,1-24)

### NOTICE

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

vs. Tolulope Fafowora

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-28251

Notice is hereby given this 4th day of January, 2008, 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 4th day of February, 2008, pro-vided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 4th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$279,823.18. The property sold herein is known as 102 Joyceton Way, Upper Marlboro, MD 20774.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk (1-10,1-17,1-24)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND In the Matter of: Kylashia Harrison Minor

Guardianship No. GD-09646

### **ORDER OF PUBLICATION**

A petition for the guardianship of the person of a minor child, namely Kylashia Harrison an infant female Allegheny Valley Hospital, Natrona Heights, PA to Tracey Strickland and Kyle Harrison, hav-ing hear filed it is this 2rd day of ing been filed, it is this 3rd day of January, 2008.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Tracey Strickland, the natural mother of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Tracey Strickland, is hereby notified to show cause on or before the 8th day of March, 2008, why the relief prayed should not be granted; and said respondent is fur-ther advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

89825

(1-10,1-17,1-24)

### NOTICE

# Stephen N. Goldberg Richard E. Solomon Richard J. Rogers, Plaintiffs VS.

Patricia Chichester

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-26865

Notice is hereby given this 4th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 4th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of February,

The Report of Sale states the amount of the foreclosure sale price

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk

LEGALS

### ADVERTISEMENT

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

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

		Bid Opening/	
Bid/Propo	osal	Closing	Plan/Spec.
Number	Description	Date & Time	Deposit/Cost
S08-015	Medium/Heavy Truck OEM Parts & Repair "EXTENDED"	Occurred Opens: 1/30/08 @ 2:00 p.m.	\$5.50
S08-048	Painting Services	Pre-Bid: 2/7/08 @ 10:00 a.m. Opens: 2/21/08 @ 2:00 p.m.	\$5.50
PRINC	E GEORGE'S COUNTY SUPPORT	IS MINORITY BUSINE	ESS PARTICIPA-
	TIO	N	

Solicitations identified with an asterisk (\*) are reserved for Minority ven-

dors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (\*\*) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

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

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

### -By Authority Of-JACK B. JOHNSON County Executive

# NOTICE

89948

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

Janiesha Sellers

# In the Circuit Court for Prince

Defendant(s)

George's County, Maryland Case No. CAE 07-30471

Notice is hereby given this 17th day of January, 2008, 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 19th day of February, 2008, pro-vided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 19th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$128,250.00. The property sold herein is known as 1786 Dutch Village Drive, Ur Hyattsville, MD 20785. Unit P-300,

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

True Copy-Test:

(1-24)

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAE 07-32700

Notice is hereby given this 18th day of January, 2008, by the Circuit

Court for Prince George's County, that the sale of the Property men-

tioned in these proceedings, made

and reported, will be ratified and confirmed, unless cause to the con-

trary thereof be shown on or before

the 19th day of February, 2008, pro-vided a copy of this notice be inserted in some weekly newspa-

per printed in said County, once in each of three successive weeks

before the 19th day of February,

The Report of Sale states the

amount of the foreclosure sale price

to be \$273,121.85. The property sold herein is known as 6805

Standish Drive, Landover, MD

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

Substitute Trustees, Plaintiffs

Defendant(s)

<u>89954</u>

Edward S. Cohn

Stephen N. Goldberg

Richard E. Solomon

Richard J. Rogers Ronald S. Deutsch,

vs.

Akua P. Smith

2008.

20784

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

### 5627 EAST BONIWOOD TURN CLINTON, MD 20735

LEGALS

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

Attorneys at Law 600 Baltimore Avenue, #208

Towson, MD 21204

Under a power of sale contained in a certain Deed of Trust from Verstine Dickens and Randolph Dickens dated December 7, 2006 and recorded in Liber 26658, Folio 741 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 8.550, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing / Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:00 AM

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

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

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

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

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

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

(1-24,1-31,2-7)

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208

Towson, MD 21204

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

> 9902 WOODSTREAM COURT LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Chikwelu Christopher Uyanwune dated January 25, 2007 and recorded in Liber 27064, Folio 070 among the Land Records of Prince George's County. Maryland, with an original principal balance of \$364,000.00, and an original interest rate of 7.950, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:01 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.

# Substitute Trustees,

Defendant(s)

2008

sold herein is known as 3018 Irma Court, Suitland, MD 20746.

(1-10,1-17,1-24)

Edward S. Cohn

89831

### NOTICE

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

### Rhonda L. Hamilton

efendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-30080

Notice is hereby given this 4th day of January, 2008, 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 4th day of February, 2008, pro-vided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 4th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$352,491.00. The prop-erty sold herein is known as 9504 erty sold herein is known as Sherwood Drive, Upper Marlboro, MD 20772.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk 89834 (1-10,1-17,1-24)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers, Substitute Trustees, Plaintiffs vs. Rafael A. Reyes Luz M. Ventura

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 07-29500

Notice is hereby given this 4th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the Property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 4th day of February, 2008, provided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 4th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$294,955.93. The property sold herein is known as 2817 Mill Crossing Drive, Fort Washington, MD 20744.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 89832 (1-10,1-17,1-24) Peggy Magee, Clerk

89930 (1-24,1-31,2-7)

# NOTICE

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

Sterling Ferguson

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-30561

Defendant(s)

Notice is hereby given this 17th day of January, 2008, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 19th day of February, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$699,889.70. The property sold herein is known as 16619 Peach Street, Bowie, MD 20716.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 89931 (1-24,1-31,2-7)

True Copy—Test: Peggy Magee, Clerk 89929 (1-24, 1-31, 2-7)

NOTICE

Deborah K. Curran Laura H. G. O'Sullivan, Trustees Plaintiffs vs.

Bianca Smith-E-Incas Allen and Arlo K. Allen

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil No. CAE 07-12453

ORDERED, this 4th day of January, 2008 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 13911 Piscataway Drive, Fort Washington, MD 20744 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of February, 2008 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 4th day of

The report states the amount of sale to be \$548,250.00.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test Peggy Magee, Clerk

89827

(1-10, 1-17, 1-24)

# THE PRINCE GEORGE'S POST **NEWSPAPER** For all your Legal Advertising Needs CALL 301-627-0900 FAX 301-627-6260

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 \$38,100.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

LAW OFFICES Heise, Jorgensen & Stefanelli, P.A. 18310 Montgomery Village Ave. Suite 400 Gaithersburg, MD 20879 (301) 977-8400

### **TRUSTEES' SALE OF** VALUABLE REAL ESTATE

By virtue of the power and uthority contained in a certain authority contained deed of trust from Alphonso W. Stukes and Donna S. Stukes to Stukes and Donna S. Stukes to Robert L. Morrison, Sr. and Robert L. Morrison, Jr., Trustees, dated April 25, 2003, and recorded among the Land Records of Prince George's County, Maryland in Liber 17341 at Folio 455, the undersigned substituted trustees (by virtue of Deed of Appointment between Suburban Federal Savings Bank and said trustees recorded among the Land Records of Prince George's County) will, on

### MONDAY, JANUARY 28, 2008 AT 11:10 O'CLOCK, A.M.

offer for sale at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immedi-ately next to the Bourne Wing/

Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, all of the property and improvements thereon conveyed by said deed of trust, described in said deed of trust as follows:

Lot numbered Thirteen (13) in Block lettered "B" in the subdivi-sion known as "PLAT ONE, MANOKEEK," as per plat thereof recorded in Plat Book VJ 189, Plat 1, among the Land Records of Prince George's County.

The property is improved by a dwelling house. The property address is 617 Cover Lane, Accokeek, Maryland 20607. The property is sold subject to covenants, easements and restrictions of record, if any.

TERMS OF SALE: A cash or cash equivalent deposit of \$38,000.00 will be required at the time of sale, the balance to be payable in cash within ten (10) business days after ratification of the sale by the Circuit Court, with interest on said balance from the date of sale to date of receipt of funds by the undersigned at the rate of 6.875% per annum. Failure of the Purchaser to settle may result in resale of the property at Purchaser's risk and cost, and forfeiture of deposit, at the election of the undersigned, who specifically preserve all legal and equitable remedies available to them. There shall be no abatement of interest allowed for any reason. The undersigned reserve the right to waive the deposit requirements as to a purchaser representing the interests of the party secured by the Security Instrument.

Sale is "AS-IS" and the undersigned make no warranty regarding the physical condition, physical description, title, or any other matter with respect to the property.

All due and / or unpaid water and sewer facility charges and front foot benefit payments are payable by the Purchaser without adjustment. Taxes, rents (other than ground rents) and any other annually payable public charges and assessments, including any condominium fees and/or homeowner's association dues, if applicable, will

deed of trust from Walter Dorsey to John J. Dwyer and Joseph C. Hughes, Trustees, dated October 7, 2003, and recorded among the Land Records of Prince George's County, Maryland in Liber 18513 at Folio 234, the undersigned substituted trustees (by virtue of Deed of Appointment between Luigi Neri and Anna Maria Neri and said trustees recorded among the Land Records of Prince George's Records of I County) will, on

### MONDAY, JANUARY 28, 2008 AT 11:20 O'CLOCK, A.M.

offer for sale at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, all of the property and improvements thereon con-veyed by said deed of trust, described in said deed of trust as follows:

BEGINNING FOR THE SAME at a stake in the center of the public road, leading from Cedar Grove to Jericho Park, and running thence South seventy-five degrees and thirty minutes West, four hundred and thirty-eight (438) feet to a stake; thence North nine degrees and twenty-one minutes West, five hundred and thirty (530) feet to a stake in the center of a branch; thence, with the said branch South eighty-eight degrees East, fifty (50) feet, thence North sixty-eight feet, thence North sixty-eight degrees and thirty minutes East, four hundred and eighty-two (482) feet to intersection of said branch with the public road; thence with said road South No degrees and thirty minutes East, two hundred and fourteen and five tenths (214.5) feet; thence South one degree and thirty minutes West, two hundred and ninety-seven (297) feet; thence South thirteen degrees and no minutes East, eighty and five-tenths (80.5) feet to the beginning, con-taining five and eighty-five onehundreths (5.85) acres of land, more or less. SAVING AND EXCEPTING therefrom 3.352 acres conveyed to The State of Maryland as recorded in Deed Liber 7963 at folio 386; leaving a residue of and assessed as 2.49 acres as shown on Tax Map 22 in Grid C4 as Parcel 19.

The property is an unimproved parcel of land. The property address is 9810 Laurel Bowie Road, Bowie, Maryland 20720. The property is sold subject to covenants, easements and restrictions of record, if any.

TERMS OF SALE: A cash or cash equivalent deposit of \$12,000.00 will be required at the time of sale, the balance to be payable in cash within ten (10) business days after ratification of the sale by the Circuit Court, with interest on said balance from the date of sale to date of receipt of funds by the undersigned at the rate of 8.00% per annum. Failure of the Purchaser to settle may result in resale of the property at Purchaser's risk and cost, and forfeiture of deposit, at the election of the undersigned, who specifical-ly preserve all legal and equitable remedies available to them. There shall be no abatement of interest allowed for any reason. The undersigned reserve the right to waive the deposit requirements as to a purchaser representing the interests of the party secured by the

Security Instrument. Sale is "AS-IS" and the under-

# LEGALS

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 1306 Jefferson Road, Ft. Washington, MD 20744-2845

By virtue of the power and authority contained in a Deed of Trust from Alpheus C. Demesme, Jr. and Fareeda B. Demesme, and dated July 31, 1992 and recorded in Liber 8410 at Folio 589 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 entrance of the secured portion of the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), Upper Marlboro, Maryland, on

### WEDNESDAY, JANUARY 30, 2008 AT 3:15 P.M.

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

Lot numbered Twenty-Four (24), in Block lettered "G" in the subdivision known as "FORT WASHINGTON FOREST", as per plat recorded in Plat Book WWW 25 at Plat 11, among the Land Records of Prince George's County, Maryland; being in the 5th Election District of said County.

Said property is improved by a dwelling and is sold in "AS IS CON-DITIOÑ.

TERMS OF SALE: A deposit of \$11,000.00 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 8.5% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

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

### AUCTIONEERS Brenda J. DiMarco 14804

# LEGALS

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 10612 Foxlake Drive, Bowie, MD 20721

By virtue of the power and authority contained in a Deed of Trust from Antoinette Anderson aka Antoinette Troxler, and dated May 5, 2005 and recorded in Liber 28991 at Folio 606 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 entrance of the secured portion of the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), Upper Marlboro, Maryland, on

### WEDNESDAY, JANUARY 30, 2008 AT 3:20 P.M.

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

LOT NUMBERED TWENTY-TWO (22) IN BLOCK LETTERED "A' IN A SUBDIVISION KNOWN AS "PLAT TEN, FOXLAKE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ-160 AT PLAT NUM-BER 29, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

Said property is improved by a dwelling and is sold in "AS IS CON-DITION.

TERMS OF SALE: A deposit of \$44,000.00 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 6.2% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

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

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**AUCTIONEERS** Brenda J. DiMarco 14804 Main Street

be adjusted to the day of sale and thereafter assumed by the Purchaser.

All costs of conveyancing, including transfer taxes and recordation taxes will be paid by the Purchaser. The Purchaser will pay a review fee of \$300.00 at settlement to the undersigned for review of the settlement documents and an additional fee of \$300.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

The Purchaser shall be responsible for obtaining possession of the property. In the event the undersigned are unable to convey marketable title or in the event the borrower entered into a repayment plan, reinstated or paid the loan off prior to the sale, or if for any other reason, the undersigned did not have the right to sell, the sale is null and void and the Purchaser is not entitled to any legal or equitable remedy other than return of the deposit without interest and any and all other claims of the Purchaser are hereby released. Other terms and conditions may be announced at the sale.

All inquiries regarding the sale should be directed to Stephen B. Jackson, Substituted Trustee.

STEPHEN B. JACKSON STEVEN P. HENNE Substituted Trustees 18310 Montgomery Village Ave. Suite 400 Gaithersburg, MD 20879 (301) 977-8400

Richard F. Stefanelli Attorney for Trustees 18310 Montgomery Village Ave. Suite 400 Gaithersburg, MD 20879 (301) 977-8400

<u>89846</u> (1-10, 1-17, 1-24)

LAW OFFICES Heise, Jorgensen & Stefanelli, P.A. 18310 Montgomery Village Ave. Suite 400 Gaithersburg, MD 20879 (301) 977-8400

### **TRUSTEES' SALE OF** VALUABLE REAL ESTATE

By virtue of the power and authority contained in a certain

signed make no warranty regarding the physical condition, physical description, title, or any other matter with respect to the property.

All due and/or unpaid water and sewer facility charges and front foot benefit payments are payable by the Purchaser without adjust-Taxes, rents (other than ment. ground rents) and any other annu-ally payable public charges and sments, including any condominium fees and/or homeowner's association dues, if applicable, will be adjusted to the day of sale and thereafter assumed by the Purchaser.

All costs of conveyancing, including transfer taxes and recordation taxes will be paid by the Purchaser. The Purchaser will pay a review fee of \$300.00 at settlement to the undersigned for review of the settlement documents and an additional fee of \$300.00 for review of any motion which may be subseauently filed with the Court to substitute a purchaser herein.

The Purchaser shall be responsible for obtaining possession of the property. In the event the undersigned are unable to convey marketable title or in the event the borrower entered into a repayment plan, reinstated or paid the loan off prior to the sale, or if for any other eason, the undersigned did not have the right to sell, the sale is null and void and the Purchaser is not entitled to any legal or equitable remedy other than return of the deposit without interest and any and all other claims of the Purchaser are hereby released. Other terms and conditions may be announced at the sale.

All inquiries regarding the sale should be directed to Steven P. Henne, Substituted Trustee.

STEPHEN B. JACKSON STEVEN P. HENNE Substituted Trustees 18310 Montgomery Village Ave. Suite 400 Gaithersburg, MD 20879 (301) 977-8400

Richard F. Stefanelli Attorney for Trustees 18310 Montgomery Village Ave. Suite 400 Gaithersburg, MD 20879 (301) 977-8400 89847

Upper Marlboro, MD 20772 Tel: (301) 627-1002

89816

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND In the Matter of: Michaela Antoine, Minor

Guardianship No. GD-09664

### ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Michaela Antoine** an infant female born on July 23, 1993 at JFK Hospital, Monrovia Liberia to Randolph Antoine and Oretha Kpaneh, having been filed, it is this 17th day of January, 2008.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Oretha Kpaneh, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Oretha Kpaneh, is hereby notified to show cause on or before the 24th day of March, 2008, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 2077

89972 (1-24, 1)

(1-10,1-17,1-24)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
In the Matter of:
Deandre A. Crusoe, Minor
Guardianship No. GD-09623

(1-10, 1-17, 1-24)

89817

In the Matter of:

Edir Levid Valles, Minor

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

Guardianship No. GD-09662

ORDER OF PUBLICATION

A petition for the guardianship of

the person of a minor child, namely **Edir Levid Valles** an infant male

Hospital, Charlottesville, VA to Deborah Fisher and Levid Vales-

Alvidrez, having been filed, it is

Court for Prince George's County, Maryland, that the respondent,

Deborah Fisher, the natural mother

of the aforementioned child, is hereby notified that the aforemen-

tioned petition for the guardian-

ship of the person has been filed, stating the last known address of

respondent as unknown. Respondent, Deborah Fisher, is hereby notified to show cause on or

before the 24th day of March, 2008,

why the relief prayed should not be

granted; and said respondent is fur-

ther advised that unless such cause

be shown in writing and filed by

that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in

accordance with Maryland Rule 2-

122(a), Service by Posting or

Publication.

ORDERED, by the Orphan's

born on June 16, 1995 at U.

this 16th day of January, 2008.

### ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Deandre A. Crusoe an infant male born on August 2, 1990 at Cooper Green Hospital, Birmingham, Alabama to Desiree A. Smith and Jim Flood, having been filed, it is this 17th day of January, 2008.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, lim Flood, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Jim Flood, is hereby notified to show cause on or before the 24th day of March, 2008, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

2	Cereta A. Lee Register Of Wills Prince George's C P.o. Box 1729 Upper Marlboro, 1	OUNTY	Cereta A. Lee Register Of Will Prince George's P.o. Box 1729 Upper Marlboro,	County
<u>-31,2-7)</u>	89973	(1-24,1-31,2-7)	89975	(1-24,1-31,2-7)

### Upper Marlboro, MD 20772 Tel: (301) 627-1002

(1-10,1-17,1-24)

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

In the Matter of: Joyce Darway, Minor

Guardianship No. GD-09661

### ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Joyce Darway an infant female born on July 1, 1992 at Monrovia Liberia to Hawa Victor and Lawrence Darway, having been filed, it is this 15th day of January, 2008.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Hawa Victor, the natural mother of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Hawa Victor, is hereby notified to show cause on or before the 15th day of March, 2008, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the peti-tioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

89976

(1-24,1-31,2-7)

# The Prince George's Post Newspaper Call (301) 627-0900 / Fax (301) 627-6260

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

### **TRUSTEES' SALE** Case No. CAE 07-31607

Of Valuable Improved Real Estate located in Prince George's County, Maryland, improved by premises located at 6705 Martin Luther King Jr. Highway Landover, Maryland 20785

Under and by virtue of a Power Of Sale contained in a certain Deferred Purchase Money Second Deed Of Trust And Security Agreement from DBQ Oil, Inc., dated May 13, 2005, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 24779, at Folio 691, and by virtue of a Power Of Sale contained in a certain Third Deed Of Trust And Security Agreement from DBQ Oil, Inc., dated May 13, 2005, and recorded among the Land Records of Prince George's County, Maryland, in Liber 24779, at Folio 703, docketed for foreclosure in Civil No. CAE-07-31607, the holder of the indebtedness secured by the said Deeds Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction in front of the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table) on:

### WEDNESDAY, JANUARY 30, 2008 AT 11:00 A.M.

all that property described in the said Deeds Of Trust as follows:

Being known and designated as Parcel A in a subdivision known as Wechsler's Addition to Palmer Park as per plat thereof recorded in Plat Book 74, Page 4 among the Land Records of Prince George's County, Maryland.

Subject to a Deed Of Trust to William M. Simmons, Trustee, dated May 13, 2005, and recorded among the Land Records In Prince George's County, Maryland, in Liber 24779, at Folio 668, the terms of which will be announced at the time of sale.

Said property is improved by a gasoline station.

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

A deposit of \$75,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 6.5% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deeds Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

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

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

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the property will be resold at the risk and

# LEGALS

westerly corner of the Grover C. Murphy property at 105.60 feet on this course) to the beginning, Containing 5.000 acres.

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certi-fied 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 9.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

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

**AUCTIONEERS** Brenda J. DiMarco 14804 Main Street Upper Marlboro, MD 20772 Tel: (301) 627-1002

(1-10,1-17,1-24)

89956

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 3226 Burton Court, Temple Hills, MD 20748

By virtue of the power and authority contained in a Deed of Trust from Nikita Pinckney, dated August 25, 2000 and recorded in Liber 14024 at Folio 740 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 entrance of the secured portion of the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), Upper Marlboro, Maryland, on

### WEDNESDAY, JANUARY 30, 2008 AT 3:10 P.M.

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

# LEGALS

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

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

### 8415 LENASKIN LANE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Arcelia T. Cheeves dated July 21, 2006 and recorded in Liber 25694, Folio 009 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$96,250.00, and an original interest rate of 13.280, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:02 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 \$10,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps transfor taxes and settlement express shall all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for project of the softlement documents, and an additional for \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

> > (1-24,1-31,2-7)

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

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

> 11005 TRAFTON COURT UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Willie A. Smith dated September 26, 2005 and recorded in Liber 28626, Folio 356, and re-recorded at Liber 23536, Folio 500 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the resence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:03 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.

expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

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

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN Substitute Trustees

<u>89798</u>

(1-10,1-17,1-24)

89815

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 10750 Lee Acres Drive, Brandywine, MD 20613-9603

By virtue of the power and authority contained in a Deed of Trust from Deloise S. Estep and Vincent Robert Proctor, and dated August 30,1999 and recorded in Liber 13348 at Folio 044 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 entrance of the secured portion of the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), Upper Marlboro, Maryland, on

### WEDNESDAY, JANUARY 30, 2008 AT 3:00 P.M.

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

BEGINNING at an iron pipe found at the southeasterly corner of Lot 1, Lee Ares, said iron pipe being on the northerly side of Lee Acres Drive (60 feet wide), thence running with the northerly side of Lee Acres Drive.

North 87 degrees 29' 53" West 535.96 feet to an iron pipe set; thence leaving said road and running with the easterly line of Lot 1, Brooks Acres, recorded among the Land Records of Prince George's County, Maryland, in Plat Book 91, Page 73,

North 21 degrees 08' 09" East 277.51 feet to an iron pipe set; thence running through the land conveyed to David and Lucille Brooks in Liber 3259, Folio 413,

North 04 degrees 53' 59" East 294.37 feet to an iron pipe set; thence North 88 degrees 41' 42" East 273.42 feet to an iron provide set on the westerly line of the land conveyed to Grover C. Murphy in Liber 3081, Folio 413; thence running with said land of Murphy and continuing with the westerly line of lot 1, Lee Acres, South 13 degrees 14' 29" East 597.65 feet (passing over an iron pipe

found at the northwesterly corner of Lot 1, Lee Acres and the south-89813

Lot Number Forty Nine (49) in a Subdivision known as "Plat 3, Oak Hill Townes" as per plat thereof recorded in Plat Book NLP 149 at Plat 49, 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 \$15,000.00 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 8.5% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit Charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

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

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

AUCTIONEERS Brenda J. DiMarco 14804 Main Street Upper Marlboro, MD 20772 Tel: (301) 627-1002

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

Terms of Sale: A deposit of \$31,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-10,1-17,1-24) 89957

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11500 GLISSADE DRIVE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Abdul I. Koroma, Martha Koroma and Mohamed Daramy dated June 22, 2006 and recorded in Liber 26098, Folio 328 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$377,000.00, and an original interest rate of 7.900, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:06 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 \$40,200.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

<u>89806</u>

(1-10,1-17, 1-24)

89807

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 1502 QUINWOOD STREET HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Arnoldo Mairena and Rosalia Martinez dated March 23, 2006 and recorded in Liber 24817, Folio 468 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$227,250.30, and an original interest rate of 7.610, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:08 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.

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 1355 POTOMAC HEIGHTS DRIVE UNIT 53 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Gregory W. Smallwood dated July 6, 2004 and recorded in Liber 20125, Folio 671 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$132,000.00, 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 Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:07 AM.

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

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

Terms of Sale: A deposit of \$12,800.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 3211 DALEWOOD ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Eric L. Parker and Robin Johnson-Parker dated June 2, 2006 and recorded in Liber 25378, Folio 320 among the Land Records of Prince George's

(1-10,1-17, 1-24) 89838

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 5011 54TH AVENUE HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Oladejo A. Olaniyan dated December 13, 2006 and recorded in Liber 26768, Folio 644 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,000.00, and an original interest rate of 9.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:10 AM.

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

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

Terms of Sale: A deposit of \$27,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-10,1-17,1-24)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 9109 ALCONA STREET LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Sarah L. Proctor dated December 12, 2006 and recorded in Liber 27218, Folio 149 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$261,120.00, and an original interest rate of 8.450, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:11 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 \$23,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

89808

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com County, Maryland, with an original principal balance of \$332,500.00, and an original interest rate of 8.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:09 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 \$34,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

606 Baltimore Avenue, Suite 206 Towson, MD 21204

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

(1-10,1-17, 1-24) 89812

(1-10,1-17,1-24) 89840

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

Terms of Sale: A deposit of \$27,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers and Ronald S. Deutsch, Substitute Trustees Mid-Atlantic Auctioneers, LLC

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 12116 ELMWOOD DRIVE BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Taunya B. Haskins and Robert E. Haskins dated September 26, 2005 and recorded in Liber 23941, Folio 133 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$468,000.00, and an original interest rate of 7.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 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 \$48,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-10,1-17, 1-24)

<u>89801</u>

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 10615 THORNE DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from McLaurin & Brad Affordable Custom Homes, Inc. dated September 20, 2005 and recorded in Liber 25442, Folio 367 among the Land Records of Prince George's County, Maryland, with an original principal bal-

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3103 SOUTHERN AVENUE, UNIT 23 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Paul Massillon Pierre and Marilyn Verona Pierre dated June 20, 2005 and recorded in Liber 22386, Folio 83 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$62,000.00, and an original interest rate of 8.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:05 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 \$7,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17,1-24,1-31)

<u>89893</u>

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 1904 RUATAN STREET HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Denny A. Silie Amparo a/k/a Denny Silie Amparo and Ines Silie Amparo a/k/a Ines A. Silie dated May 25, 2006 and recorded in Liber 25190, Folio 414, and re-recorded at Liber 28803, Folio 57 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 8.350, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:04 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, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 10401 WESTWOOD PLACE CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Melvin Gilchrist and Floriece Gilchrist dated December 21, 2004 and recorded in Liber 21261, Folio 643 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$53,200.00, and an original interest rate of 10.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:04 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 \$6,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17,1-24,1-31)

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

89892

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 8802 LOUGHRAN ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Regina Deadwyler and James Deadwyler dated August 14, 2006 and recorded in Liber 25912, Folio 220 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$352,000.00, and an original interest rate of 7.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:05 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.

ance of \$557,850.00, and an original interest rate of 9.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:02 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 \$47,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$41,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com 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 \$37,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

89803

(1-10,1-17, 1-24)

89804

(1-10,1-17, 1-24) 89805

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

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

### **1711 FELWOOD STREET** FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Keenan Hanks and Edward A. Hanks dated June 2, 2006 and recorded in Liber 25464, Folio 006 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$368,000.00, and an original interest rate of 7.000, default having occurred under the Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:04 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 \$38,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of 2020 0 for purchaser to extlement document of an end of sale forward. \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-24,1-31,2-7)

<u>89958</u>

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

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

1800 METZEROTT ROAD, UNIT 102 HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Jean-Claude Filostin and Vilna Philemon dated August 26, 2002 and record-ed in Liber 16506, Folio 100 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$57,950.00, 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 Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FÉBRUARY 12, 2008 AT 11:07 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

# LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### **4604 MARIE STREET BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Fredy Montano Palacios and Milton Avalos Helena dated December 22, 2006 and recorded in Liber 27147, Folio 171 among the Land Records of Prince George's County, Maryland, with an original princi-pal balance of \$375,200.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:05 AM.

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

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

Terms of Sale: A deposit of \$39,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

89959

(1-24, 1-31, 2-7)

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

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

**BOWIE, MD 20716** 

Under a power of sale contained in a certain Deed of Trust from Lisa Dejournette dated May 27, 2005 and recorded in Liber 22868, Folio 331

# LEGALS

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

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

### 1005 TREELAND WAY, UNIT 504 **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Josephine B. Fasanmi dated March 16, 2006 and recorded in Liber 25439, Folio 278 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$334,670.00, and ar original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic Bourne nic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:06 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 \$34,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

> > (1-24,1-31,2-7)

89960

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

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

> 9217 LIMESTONE PLACE COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Laquatia N. Josey dated September 29, 2006 and recorded in Liber 26453, Folio 491 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,880.00, and an

12505 HEMM PLACE

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 \$6,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

> > (1-24,1-31,2-7) 89962

among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,500.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifical-If at the entrance to the secured portion of the parking garage, imme-diately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:08 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 \$34,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

original interest rate of 8.800, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic Bourne nic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:09 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 \$32,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-24, 1-31, 2-7)89963

89961

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9907 OLD INDIAN HEAD ROAD UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Eric Kensey dated May 31, 2006 and recorded in Liber 25723, Folio 469 and modified by loan modification agreement dated June 28, 2007 and recorded on September 12. 2007 at liber 28604, folio 197 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$106,000.00, and an original interest rate of 24.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:12 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 \$15,200.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

<u>89841</u>

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 10246 PRINCE PLACE UNIT 22-106 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Dwayne C. Brown dated June 27, 2006 and recorded in Liber 25755, Folio 006 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,400.00, and an original interest rate of 8.550, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:15 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.

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 603 BROOKEDGE COURT BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Linda D. Hooper dated October 28, 2005 and recorded in Liber 23816, Folio 442 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$313,500.00, and an original interest rate of 7.790, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing / Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:13 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 \$32,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

89844

(1-10,1-17,1-24)

(1-10,1-17,1-24)

89843

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 7400 GRANGE HALL DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Ernestine Davis and Carolyn Davis dated August 17, 2006 and recorded in Liber 26723, Folio 054 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 6.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:16 AM.

# LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 206 PRENTON STREET UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Veronica A. Williams dated June 26, 2006 and recorded in Liber 26395, Folio 257 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, and an original interest rate of 8.550, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:14 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 \$32,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-10,1-17,1-24)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4707 TECUMSEH STREET, UNIT 101 COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from James E. Meade dated June 29, 2006 and recorded in Liber 26064, Folio 488 among the Land Records of Prince George's County, Maryland,

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

Terms of Sale: A deposit of \$15,400.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

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

Terms of Sale: A deposit of \$41,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-10,1-17,1-24) 89839

with an original principal balance of \$189,905.00, and an original interest rate of 11.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **JANUARY 29, 2008 AT 11:17 AM**.

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

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

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

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

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

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

(1-10,1-17,1-24) 89837

89842

# The Prince George's Post Newspaper

\* \* \* \* \*

# Call (301) 627-0900 or



(1-10,1-17,1-24)

Plaintiff

True Copy-Test:

89701

Peggy Magee, Clerk

File: 07-PG-DT-8276

**ORDER OF PUBLICATION** 

vs.

George Kapusta, Trustee, and

Senderra Funding LLC, and

Thomas O. Herman, Trustee, and

Mortgage Electronic Registration

Regional Title & Escrow, Trustee,

Mortgage Electronic Registration

Prince George's County, Maryland

All unknown owners of the proper-

ty described below; all heirs,

devisees, personal representatives,

and executors, administrators,

grantees, assigns or successors in

right, title, interest, and any and all

persons having or claiming to have

any interest in the leasehold or fee

simple in the property and premis-

District 14 of Prince Georges

County, described as follows:

Account No. 165528-1; known as &

IMPS LOT 70 GRD E2 SUB BELAIR

Street address of 14115 Wainwright

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 07-32820

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the hereinabove

described property situate, lying

and being in Prince George's County, Maryland, sold by the

Collector of Taxes for the State of

Maryland and Prince George's County to the Plaintiff in the pro-

ceeding. The Complaint states, among other things, that the amount nec-

essary for redemption for the sub-

ject property has not been paid, although more than six (6) months and a day from the sale has

expired. It is thereupon this 31st day of

December, 2007, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by

the insertion of a copy of this Order in The Prince George's Post, which

is a newspaper having general cir-culation in Prince George's County, Maryland, once a week for three (3)

consecutive weeks, on or before the

25th day of January, 2008, warning all persons having or claiming to

have any interest in the property

described above to appear in this Court by the 4th day of March,

2008, 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

Maryland.

encumbrances.

Defendants

es situate, described as:

Gail Turner, and

and

And

GREENS.

Court.

System (MERS), and

System (MERS), and

# LEGALS

### ORDER OF PUBLICATION PENNSYLVANIA AVENUE 2006,

### LLC Plaintiff vs.

CLARENCE L. KYLE

LENA M. KYLE HOUSEHOLD FINANCE CORPO-RATION III, S/O: THE CORPORA-TION TRUST INCORP. S/O: THOMAS KIMBLE, S/O: MORT-GAGE TWO CORPORATION, C/O: BILLIE J. SWOBODA

PRINCE GEORGE'S COUNTY, S/O: STEPHANIE T. ANDERSON UNKNOWN OWNERS OF THE PROPERTY

Any and all persons having or claiming to have interest in the property known as

729 MAURY AVENUE, BUILDING 5, UNIT 413-2 (entire Imps Razed 7-1-03) Tax Account No.: 12-120707-5, Description: 1,879.0000 SQ FT Georgian Gardens, Assessment: \$6,830, Liber/Folio: 6939/806, Assessed To: Kyle, Clarence L. & Lena M.

# In the Circuit Court for Prince George's County, Maryland CASE NO: CAE 07-31150

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

729 MAURY AVENUE, BUILDING 5, UNIT 413-2 (entire Imps Razed 7-1-03) Tax Account No.: 12-120707-5, Description: 1,879.0000 SQ FT Georgian Gardens, Assessment: \$6,830, Liber/Folio: 6939/806, Assessed To: Kyle, Clarence L. & Lena M.

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of January, 2008, warning all persons interested in the said property to be and appear in this Court by the 4th day of March, 2008, and redeem the property, and answer the complaint, or thereafter a final judg-ment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE Clerk of the Circuit Court for

Prince George's County, Maryland

Peggy Magee, Clerk 89694 (1-10 1-17 1-24)	Irue Copy—	iest.
	Peggy Magee	e, Clerk
89694 (1-10 1-17 1-24)		
	89694	(1-10, 1-17, 1-24)

# **ORDER OF PUBLICATION**

PENNSYLVANIA AVENUE 2006, LLC Plaintiff

vs.

FANNIE V. JONES CITIMORTGAGE, INC., S/O: THE CORPORATION TRUST, INCOR-PORATED, C/O: BILLE L SWOBO-DA, S/O: SUSAN CAPLETON, S/O: ANDRIANA SCOTT, BRESLER & REINER, INC., S/O: THE CORPORATION TRUST INCORPORATED, C/O: BILLIE J. SWOBODA, S/O: SIDNEY M. BRESLER, S/O: DAVID W. DRAP-ER, JR., S/O: L. DARREN GOLD-BERG, S/O: JAMES HOLDER-NESS, PRINCE GEORGE'S COUNTY, S/O: STEPHANIE T. ANDERSON UNKNOWN OWNERS OF THE PROPERTY

ment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89697

### ORDER OF PUBLICATION

PENNSYLVANIA AVENUE 2006, LLC Plaintiff

vs.

CHARLES R. NICKENS, JR. MONTRUE B. NICKENS BRESLER & REINER, INC., S/O: THE CORPORATION TRUST INCORPORATED, C/O: BILLE J. SWOBODA, S/O: SIDNEY M. BRESLER, S/O: JOHN U. RAY-MOND, S/O: RALPH S. CHILDS PRINCE GEORGE'S COUNTY,

PROPERTY Any and all persons having or claiming to have interest in the property known as

S/O: STEPHANIE T. ANDERSON

UNKNOWN OWNERS OF THE

729 MAURY AVENUE, BUILDING 5, UNIT 413-103 (entire Imps Razed 7-1-03) Tax Account No.: 12-120712-5, Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4372/796, Assessed To: Nickens, Charles R. Jr. & Montrue B.

### In the Circuit Court for Prince George's County, Maryland CASE NO: CAE 07-31151

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

729 MAURY AVENUE, BUILDING 5, UNIT 413-103 (entire Imps Razed 7-1-03) Tax Account No.: 12-120712-5, Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4372/796, Assessed To: Nickens, Charles R. Jr. & Montrue B.

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of January, 2008, warning all persons interested in the said property to be and appear in this Court by the 4th day of March, 2008, and redeem the property, and answer the complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Peggy Magee, Clerk

# LEGALS

Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circu-lation in Prince George's County, once a week for three successive weeks on or before the 25th day of January, 2008, warning all persons interested in the said property to be and appear in this Court by the 4th day of March, 2008, and redeem the property, and answer the com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89698

### ORDER OF PUBLICATION

PENNSYLVANIA AVENUE 2006, LLC

> Plaintiff vs.

TYRONE A. BELT

AUDREY BELT, AKA: AUDREY PRATT

BRESLER & REINER, INC., S/O: THE CORPORATION TRUST INCORPORATED, C/O: BILLE J. SWOBODA, S/O: SIDNEY M. BRESLER, S/O: JOHN U. RAY-MOND, S/O: RALPH S. CHILDS PRINCE GEORGE'S COUNTY, S/O: STEPHANIE T. ANDERSON UNKNOWN OWNERS OF THE PROPERTY

Any and all persons having or claiming to have interest in the property known as

802 MAURY AVENUE, BUILDING 2, UNIT 434-203 (entire Imps Razed 7-1-03) Tax Account No.: 12-120666-3, Description: 1,879.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4422/779, Assessed To: Belt, Tyrone A. & Audrey

### In the Circuit Court for Prince George's County, Maryland CASE NO: CAE 07-31152

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

802 MAURY AVENUE, BUILDING 2, UNIT 434-203 (entire Imps Razed 7-1-03) Tax Account No.: 12-120666-3, Description: 1,879.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4422/779, Assessed To: Belt, Tyrone A. & Audrey

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

expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of January, 2008, warning all persons interested in the said property to be and appear in this Court by the 4th day of March, 2008, and redeem the

# and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

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

expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being ren-

(1-10,1-17,1-24)

File: 07-PG-DT-7983

### ORDER OF PUBLICATION

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C. 9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff

vs.

Alba Guzman, AKA Alba V. Maltez, and

Romeo Hernandez, and Jose M. G. Maltez, AKA Jose M.

Guzman Maltez, and Source One Mortgage Corporation, and

Larry Rice, Trustee, and

Mortgage Electronic Registration System (MERS), and

First Horizon Home Loan

Corporation, and PRLAP, Inc., Trustee, and

Bank of America, N.A., and

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

District 19 of Prince Georges

# LEGALS

of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having gen-eral circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or property described above to appear in this Court by the 40 claiming to have any interest in the in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk <u>89703</u> (1-10,1-17,1-24)

File: 07-PG-DT-8176

# **ORDER OF PUBLICATION**

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C.

9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff

vs.

Maria Del Carmen Ramirez, and Mortgage Electronic Registration System (MERS), and Richard T. Cregger, Trustee, and WMC Mortgage Corp., and Prince George's County, Maryland And

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

District 21 of Prince Georges County, described as follows: Account No. 229793-5; known as 5,500.0000 Sq. Ft. & Imps. Greenbrier Knolls Lot 16 Blk A. Street address of 8518 60th Avenue. Defendants

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C. 9891 Broken Land Parkway, Ste 301 Columbia, MD 21046

The Defendants are hereby

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

Peggy Magee, Clerk 89700

dered by this Court against them. PEGGY MAGEE

Any and all persons having or claiming to have interest in the property known as

800 MAURY AVENUE, BUILDING 2, UNIT 432-202 (entire Imps Razed 7-1-03) Tax Account No.: 12-120665-5, Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4500/013, Assessed To: Jones, Fannie V.

# In the Circuit Court for Prince George's County, Maryland CASE NO: CAE 07-31153

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

800 MAURY AVENUE, BUILDING 2, UNIT 432-202 (entire Imps Razed 7-1-03) Tax Account No.: 12-120665-5, Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4500/013, Assessed To: Jones, Fannie V.

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of January, 2008, warning all persons interested in the said property to be and appear in this Court by the 4th day of March, 2008, and redeem the property, and answer the complaint, or thereafter a final judg-

(1-10,1-17,1-24) 89695

### **ORDER OF PUBLICATION**

### PENNSYLVANIA AVENUE 2006, LLC

vs.

Plaintiff

HAROLD L. GLADDEN TARANDA GLADDEN, PERSON-AL REPRESENTATIVE FOR THE ESTATE OF TAZINNA GLAD-DEN, AKA: TARZINNA GLAD-DEN, AKA: TARZINNA BURCH, BRESLER & REINER, INC., S/O: THE CORPORATION TRUST INCORPORATED, C/O: BILLIE J. SWOBODA, S/O: SIDNEY M. BRESLER, S/O: JOHN U. RAY-MOND, S/O: RALPH S. CHILDS, PRINCE GEORGE'S COUNTY, S/O: STEPHANIE T. ANDERSON UNKNOWN OWNERS OF THE PROPERTY

Any and all persons having or claiming to have interest in the property known as

808 MAURY AVENUE, BUILDING 2, UNIT 440-209 (entire Imps Razed 7-1-03) Tax Account No.: 12-120672-1, Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4422/797, Assessed To: Gladden, Harold L. & Tazinna.

### In the Circuit Court for Prince George's County, Maryland CASE NO: CAE 07-31154

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

808 MAURY AVENUE, BUILDING 2, UNIT 440-209 (entire Imps Razed 7-1-03) Tax Account No.: 12-120672-1, Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4422/797, Assessed To: Gladden, Harold L. & Tazinna.

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

expired. It is thereupon this 31st day of December, 2007, by the Circuit

property, and answer the com-plaint, or thereafter a final judg-ment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89696

File: 07-PG-DT-7883

### ORDER OF PUBLICATION

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C. 9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff

vs.

William P. Brockington, and Janice Y. Brockington, and Gerald Danoff, Trustee, and Dennis W. King, Trustee, and Household Finance Corporation III, and

Prince George's County, Maryland And

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

District 18 of Prince Georges County, described as follows: Account No. 206567-0; known as 7,867.0000 Sq. Ft. & Imps. Pepper Mill Lot 13 BÎk K. Street address of 6803 Hastings Drive.

Defendants

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

### CAE 07-31198

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying

County, described as follows: Account No. 214101-8; known as Lot 25 Ex E 196 Ft 15,974.0000 Sq. Ft. Riverdale Park Blk 71.

Street address of 5322 Taylor Road. Defendants

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

### CAE 07-31781

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

ceeding. The Complaint states, among other things, that the amount necessary for redemption for the sub-ject property has not been paid, although more than six (6) months

and a day from the sale has expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by

the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

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

The Defendants are hereby

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

True Copy-Test: Peggy Magee, Clerk 89702 (1-10,1-17,1-24)

### File: 07-PG-DT-8181

### ORDER OF PUBLICATION

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C.

9891 Broken Land Parkway, Ste 301 Columbia, MD 21046

Plaintiff

vs. Mario A. Ramos, and Edith Huerta, and

Mortgage Electronic Registration System (MERS), and

George Epps, Trustee, and The CIT Group/Consumer Finance, Inc., and

Prince George's County, Maryland And

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

District 02 of Prince Georges County, described as follows: Account No. 008816-1; known as (03 Eai-x Trs) 9,039.0000 Sq. Ft. & Imps. Woodlawn - Lot 29 Blk A. Street address of 5104 70th Avenue. Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32152

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

# In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32145

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

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

expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by

the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, 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 fore-closing all rights of redemption in and as to the property being ren-dered by this Court against them.

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

True Copy—Test: Peggy Magee, Clerk

89704

(1-10,1-17,1-24)

### File: 07-PG-DT-8268

# **ORDER OF PUBLICATION**

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C. 9891 Broken Land Parkway, Ste 301

Columbia, MD 21046 Plaintiff vs.

Tamara N. Thomas, and Kevin Jones, and

Mortgage Electronic Registration System (MERS), and

Mark H. Friedman, Trustee, and Kenneth J. MacFadyen, Trustee, and

H & R Block Mortgage Corporation, and Prince George's County, Maryland

And All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in

right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 18 of Prince Georges County, described as follows: Account No. 211227-4; known as 8,266.0000 Sq. Ft. & Imps. Pleasant Hills - Lot 6 Blk D. Street address of 6911 Adel Street.

# In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32147

Defendants

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

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being ren-dered by this Court against them. Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having gen-eral circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy-Test: Peggy Magee, Clerk

<u>89706</u> (1-10,1-17,1-24)

### File: 07-PG-DT-8188

### **ORDER OF PUBLICATION**

Heartwood 88 L.L.C c/o De Laurentis, Reiff & Turer, LLC 9891 Broken Land Parkway, Ste 301 Columbia, MD 21046

Plaintiff VS.

Mary R. Randolph, and

Ruth W. Randolph, and Countrywide Home Loans, Inc.,

and W. Taylor Brown, Trustee, and Countrywide Home Loans, Inc.,

and

Prince George's County, Maryland And

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

District 17 of Prince Georges County, described as follows: Account No. 198245-3; known as 6,089.0000 Sq. Ft. & Imps. Parklawn Lot 15 Blk I.

Street address of 1706 Norton Road. Defendants

In the Circuit Court for

# LEGALS

File: 07-PG-DT-8035

### ORDER OF PUBLICATION

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C. 9891 Broken Land Parkway, Ste 301 Columbia, MD 21046

Plaintiff vs.

Mark Leahy, and

Debra Lucas Leahy, and Friedman & MacFayden, Trustee,

and Fremont Investment & Loan a/k/a Fremont Investment & Loan, Inc., and

Gary S. Silverman, Trustee, and Milt N. Theologou, Trustee, and Rexel, Inc., and

Mortgage Electronic Registration System (MERS), and

Prince George's County, Maryland And

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

District 20 of Prince Georges County, described as follows: Account No. 228022-0; known as eles Addn T-dt S/b 9/16/04 L20323 F407 20,187.0000 Sq. Ft. & Imps. Seabrook-steeles Lot 1 Blk S. Street address of 9600 Franklin

Avenue. Defendants

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

### CAE 07-32144

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

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland, once a week for three (3)consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having gen-eral circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

PEGGY MAGEE

Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk

<u>89709</u> (1-10,1-17,1-24)

### ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC Certificate No.: 228443

Mooring Tax Asset Group,LLC c/o William W. Waller, Esquire 8614 Westwood Center Drive, Ste. 500 Vienna, VA 22182 (703) 917-0707

VS.

George Chura, Jr. Mary Sabatino, John H. McClune, Sr., Prince George's County, Maryland

Plaintiff

All other persons having or claiming to have an interest in 9110 SIMPSON LN, CLINTON, MD 20735, 23,330.0000 Sq. Ft. & Imps. Acct No.: 086441-3 Lots: 74.75.76 Subname: Ballards Sub Lot: 45 Liber: 12182 Folio:391 Assmt: \$129,300 Ass'd to : George Chura, Jr. & Mary Sabatino, et. al. Defendants

In the Circuit Court for Prince George's County, Maryland CAE 07-32032

LEGALS Mooring Tax Asset Group, LLC

Plaintiff

Defendants

Certificate No.: 228437

Ste. 500

And

Vienna, VA 22182 (703) 917-0707

vs.

Malcolm R. Brown,

DALE, MD 20769

Acct No.: 168314-3

Assmt: \$345,400

2.8500 Acres

Map: 036

Grid: C2

Lib: 05884

E. Brown

property:

2.8500 Acres

Map: 036

Grid: C2

Lib: 05884

E. Brown

expired.

Assmt: \$345,400

Par: 70

Fl: 638

Acct No.: 168314-3

Par: 70

Fl: 638

ORDER OF PUBLICATION

Jean E. Brown, Prince George's County, Maryland

All other persons having or claim-

ing to have an interest in 11005 LANHAM SEVERN RD, GLENN

Ass'd to: Malcolm R. Brown & Jean

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

CAE 07-32035

The object of this proceeding is to

secure the foreclosure of all rights

of redemption in the following

11005 LANHAM SEVERN RD, GLENN DALE, MD 20769

Ass'd to: Malcolm R. Brown & Jean

The Complaint states, among other things, that the amounts nec-

essary for redemption have not

been paid, although more than six (6) months from the date of sale has

It is thereupon this 31st day of

ORDERED, that notice be given

by the insertion of a copy of this

Order in a newspaper having a general circulation in Prince

all persons interested in the said

properties to be and appear in this Court by the 4th day of March,

2008, and redeem the Property, and

answer the Complaint, or thereafter a final judgment will be rendered

foreclosing all rights of redemption

in this Property and vesting in the Plaintiff a title, free and clear of all

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Maryland

Mooring Tax Asset Group, LLC

(1-10,1-17,1-24)

encumbrances.

True Copy-Test:

89711

Peggy Magee, Clerk

Certificate No.: 228491

George's County, once a week for three successive weeks, before the 25th day of January, 2008, warning

December, 2007, by the Circuit

Court for Prince George's County;

Mooring Tax Asset Group,LLC

c/o William W. Waller, Esquire 8614 Westwood Center Drive,

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 25th day of January, 2008, warning all persons interested in the said properties to be and appear in this Court by the 4th day of March, 2008, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be ren dered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Peggy Magee, Clerk

89712 (1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

PROPERTY HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

Mary A Crawford

vs.

Serve at: 1210 Carrington Ave Capitol Heights, MD 20743

and

Mary A. Crawford a/k/a Mary A. Davis

Serve on: The Estate of Mary A. Davis, S/O Marlyn T. Covington, Personal Representative 1210 Carrington Ave Capitol Heights, MD 20743

and Lenwood Ernest Crawford

Serve at: 1210 Carrington Ave Capitol Heights, MD 20743

AND

and

and

PROPERTY:

1210 Carrington Ave

Capitol Heights, MD 20743

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1210 Carrington Ave Capitol Heights, MD 20743

Defendants

Defendant

Prince George's County, Maryland

S/O Stephanie P. Anderson, County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772

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

True Copy—Test	:
Peggy Magee, C	lerk
89705	(1-10, 1-17, 1-24)

File: 07-PG-DT-8101

### **ORDER OF PUBLICATION**

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C. 9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff

vs.

Jeremias Mendoza, and Richard T. Cregger, Trustee, and Mortgage Electronic Registration System (MERS), and WMC Mortgage Corp., and Prince George's County, Maryland And

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

District 17 of Prince Georges County, described as follows: Account No. 193090-8; known as (twn Annex 2006-03 2007) 9,550.0000 Sq. Ft. & Imps. University Hills Lot 4 Blk K. Street address of 3310 Rutgers Street.

### Defendants

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

### CAE 07-32146

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Prince George's County, Maryland **Civil Division** 

### CAE 07-32143

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

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Cle	rk
89707	(1-10,1-17,1-24)

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

True Copy—Test: Peggy Mágee, Clerk (1-10,1-17,1-24) 89708

### File: 07-PG-DT-7909

### ORDER OF PUBLICATION

Heartwood 88, L.L.C.

c/o De Laurentis, Reiff & Turer, L.L.C. 9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff

Nicole Cooper, and

vs.

Harbourton Mortgage Investment Corporation, and First American title Insurance

Company, Trustee, and Mortgage Electronic Registration System (MERS), and

Prince George's County, Maryland And

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

District 02 of Prince Georges County, described as follows: Account No. 009903-6; known as Resub 5,500.0000 Sq. Ft. & Imps. Woodlawn Lot 15 Blk 4. Street address of 4813 70th Place. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32148

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove

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

### 9110 SIMPSON LN, CLINTON, MD 20735

23,330.0000 Sq. Ft. & Imps. Acct No.: 086441-3 Subname: Ballards Sub Lot: 45 Liber: 12182 Folio:391 Assmt: \$129,300 Ass'd to : George Chura, Jr. & Mary Sabatino, et. al.

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 25th day of January, 2008, warning all persons interested in the said properties to be and appear in this Court by the 4th day of March, 2008, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland True Copy-Test: Peggy Magee, Clerk

89710 (1-10,1-17,1-24)



Mooring Tay Asset Group I I ( c/o William W. Waller, Esquire 8614 Westwood Center Drive, Ste. 500 Vienna, VA 22182 (703) 917-0707 Plaintiff

ORDER OF PUBLICATION

vs.

Stephen H. Clark, Terri L. Clark. Ernest G. Robinson, Sr., Surviving Co-Personal Representative of the Estate of Ashline C. Robinson, Mortgagee, J. Frederick Garner, Trustee, Eastern Indemnity Company of Maryland, Mortgagee, Prince George's County, Maryland

And

All other persons having or claim-ing to have an interest in 11308 INDIAN HEAD HWY, FORT WASHINGTON, MD 20744

18.4360 Acres & Imps. Acct No.: 037758-0 Map: 132 Grid: B1 Par: 8 Lib: 05461 Fl: 534 Assmt: \$273,848 Ass'd to: Clark, Stephen H. & Terri

Defendants

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

### CAE 07-32036

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

11308 INDIAN HEAD HWY, FORT WASHINGTON, MD 20744

18.4360 Acres & Imps.
Acct No.: 037758-0
Map: 132
Grid: B1
Par: 8
Lib: 05461
Fl: 534
Assmt: \$273,848
Ass'd to: Clark, Stephen H. & Terri
T T

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

Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.

The unknown owner's heirs,

UNKNOWN OWNERS OF THE

Defendants

In the Circuit Court for Prince George's County, Maryland CASÉ NO.:

CAE 07-30901

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

1. 4,834.0000 Sq. Ft. & Imps. Booker T Homes Lot 4 Blk K, Assmt \$100,200 Lib 02352 Fl 425 and assessed to Mary A. Crawford also known as 1210 Carrington Ave Capitol Heights, MD 20743 Tax Account No. 18-2009074 on the Tax Roll of the Director of Finance.

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

It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interest-ed in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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 tile, free and clear of all encumbrances.

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

True Copy-Test: Peggy Magee, Clerk 89717 (1-10,1-17,1-24)

Fort Washington, Maryland 20744

The unknown owner's heirs,

and

Representatives and their or any of

their heirs, devisees, executors,

administrators, grantees, assigns,

or successors in right, title and

In the Circuit Court for

Prince George's County, Maryland

CASE NO .:

CAE 07-30907

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following

property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland, build District the

Maryland to the Plaintiff in this

1. 9,580.0000 Sq. Ft. & Imps. Tantallon On the Lot 42 Blk E,

Assmt \$214,960 Lib 7281 Fl 488 and

assessed to Octavia C Tillman, also known as 12711 Hallwood Pl, Fort Washington, Maryland 20744 Tax

Account No. 5-0395541 on the Tax Roll of the Director of Finance.

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

been paid, although more than six (6) months and a day from the date

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this

of sale has expired.

devisees,

interest.

proceeding:

# LEGALS

Mooring Tax Asset Group, LLC Certificate No.: 228425 **ORDER OF PUBLICATION** 

Mooring Tax Asset Group,LLC c/o William W. Waller, Esquire 8614 Westwood Center Drive, Ste. 500 Vienna, VA 22182 (703) 917-0707 Plaintiff

vs.

John B. Long, Bank of America, N.A., Lender, PRLAP, Inc., Trustee, Prince George's County, Maryland

### And

All other persons having or claim-ing to have an interest in 5602 GREENLEAF RD, LANDOVER, MD 20785 6,944.0000 Sq. Ft. & Imps. Acct No.: 014148-1 Subname: Cheverly Lot: 10 Blk E

Lib: 15599 Fl: 636 Assmt: \$177,640

Assmt: a177,012 Ass'd to: John B. Long Defendants

# In the Circuit Court for Prince George's County, Maryland CAE 07-32033

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

5602 GREENLEAF RD, 1	LAN-
DOVER, MD 20785	
6,944.0000 Sq. Ft. & Imps.	
Acct No.: 014148-1	
Subname: Cheverly	
Lot: 10 Blk E	
Lib: 15599	
Fl: 636	
Assmt: \$177,640	
Ass'd to: John B. Long	

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 25th day of January, 2008, warning all persons interested in the said properties to be and appear in this Court by the 4th day of March, 2008, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk

89713	(1-10,1-17,1-24)

# **ORDER OF PUBLICATION**

CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKE

Millennium Settlement Attorneys, Trustee			
Serve at:	Monica Brockington, President 7925 Jones Branch Drive Ste 1200 McLean, VA 22102		
Serve at:	Monica Brockington, President 10521 Alloway Dr Potomac, MD 20854		
and			
Mortgag Investme			
Serve at:	Incorporating Services, Inc., Resident Agent 1519 York Road Lutherville, MD 21093		
Serve at:	7851 Mission Center Court, Ste 324 San Diego, CA 92108		
Serve at:	4322 W. Cheyenne Ave North Las Vegas, NV 89032		
and			
Charles I	E. Holmes, Jr., Trustee		
Serve at:	8510 Oliver St New Carrollton, MD 20784		
State Department Federal Credit Union			
Serve at:	Marlene E. Schwartz, Chairman 1630 King St Alexandria, VA 22314		
Serve at:	Jan Roche, President and CEO 1630 King St Alexandria, VA 22314		
AND			
(All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's County and known as:)			

1207 Hunters Mill Ave Fort Washington, Maryland 20744

Defendants

Defendant

and

Prince George's County, Maryland

S/O Stephanie P. Anderson, County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772

and UNKNOWN OWNERS OF THE PROPERTY: 1207 Hunters Mill Ave Fort Washington, Maryland 20744

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.

# LEGALS

Mooring Tax Asset Group, LLC Certificate No.: 228435 ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC c/o William W. Waller, Esquire 8614 Westwood Center Drive, Ste. 500 Vienna, VA 22182 (703) 917-0707 Plaintiff vs. Citimortgage, Inc., successor-in-interest to Citicorp Mortgage, Inc., Prince George's County, Maryland And All other persons having or claiming to have an interest in 5707 FOR-EST RD, LANDOVER, MD 20785 8,250.0000 Sq. Ft. & Imps.

Acct No.: 017194-2 Subname: Cheverly Lot: C Blk 55 Lib: 11181 Fl: 498 Assmt: \$118,890 Ass'd to: Citicorp. Mortgage, Inc.

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 07-32034

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5707 FOREST RD, LANDOVER,

MD 20785 8,250.0000 Sq. Ft. & Imps. Acct No.: 017194-2 Subname: Cheverly Lot: C Blk 55 Lib: 11181 Fl: 498 Assmt: \$118,890

been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County; ORDERED, that notice be given

by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 25th day of January, 2008, warning all persons interested in the said properties to be and appear in this Court by the 4th day of March, 2008, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk

89714 (1-10,1-17,1-24)

# **ORDER OF PUBLICATION**

CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

General Counsel 1595 Spring Hill Rd #310 Vienna, VA 22182

### AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

> 10001 Harbor Ave Glenn Dale, Maryland 20769

> > Defendants

and

S/O Stephanie P. Anderson, County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772

Prince George's County, Maryland

Defendant

and Personal or successors in right, title and interest.

CASE NO .:

secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince

1. 10,000.0000 Sq Ft & Imps Glenndale Heights Lot 61 Blk 21, Assmt \$329,706 Lib 25651 Fl 583 and assessed to Kingsley M Ndi, also known as 10001 Harbor Ave, Glenn Dale, Maryland 20769, Tax Account No. 14-3425899 on the Tax Roll of the Director of Finance.

other things, that the amounts nec-essary for redemption have not been paid, although more than six (6) months and a day from the date

of sale has expired. It is thereupon this 31st day of December, 2007, by the Circuit property, and vesting in the Plaintiff a title, free and clear of all

# LEGALS

Personal

Defendants

County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of March, 2008, 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.

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

True Copy—Test: Peggy Mágee, Clerk (1-10,1-17,1-24) <u>89728</u>

### File: 07-PG-DT-7862

### ORDER OF PUBLICATION

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer,

9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff

vs.

Lewis H. Braimbridge, and Lewis H. Braimbridge, and Nationstar Mortgage LLC, and EFS-Express Financial Services, Trustee, and

Prince George's County, Maryland And

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

District 13 of Prince Georges County, described as follows: Account No. 144825-7; known as 15,556.0000 Sq. Ft. & Imps. Canterbury Estates Lot 18 Blk A A. Street address of 1755 Albert Drive. Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32652

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

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

expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County,

Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective

proceeding:

encumbrances

Ass'd to: Citicorp. Mortgage, Inc. The Complaint states, among other things, that the amounts necessary for redemption have not

and

UNKNOWN OWNERS OF THE PROPERTY: 10001 Harbor Ave

Glenn Dale, Maryland 20769

The unknown owner's heirs, devisees, Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns,

Defendants

In the Circuit Court for

Prince George's County, Maryland CAE 07-30908 The object of this proceeding is to

The Complaint states, among

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 on or before the 25th day of January, 2008, warning all persons interested in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the

George's County and the State of Maryland to the Plaintiff in this

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or

three (3) successive weeks on or before the 25th day of January, 2008, warning all persons interest-ed in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above and answer the described above 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.

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

**ORDER OF PUBLICATION** 

Plaintiff

True Copy—Test: Peggy Magee, Clerk 89719 (1-10,1-17,1-24)

12906 Craiglawn Court Beltsville, Maryland 20705

vs.

Aquasco, Maryland 20608-2134

KIRKTON J. BANKS

21408 Aquasco Road

GREGORY C. BANKS

TONYA L. CRAWFORD

21408 Aquasco Road

21408 Aquasco Road Aquasco, Maryland 20608-2134

and

and

TARO GEHANI

	RK ROAD, 1ST FLOOR SVILLE, MARYLAND	Defendants	Plaintiff	encumbrances.	Aquasco, Maryland 20608-2134
21030	·		vs.	PEGGY MAGEE Clerk of the Circuit Court for	and
	Plaintiff vs.	In the Circuit Court for Prince George's County, Maryland	Kingsley M Ndi	Prince George's County, Maryland	ANGELA M. JONES 21408 Aquasco Road
Andrew I	Langford	CASĚ NO.:	Serve at: 10001 Harbor Ave Glenn Dale, MD 20769	True Copy—Test: Peggy Magee, Clerk	Aquasco, Maryland 20608-2134
Serve at:	1207 Hunters Mill Ave	CAE 07-31593	and	89716 (1-10,1-17,1-24)	and
	Fort Washington, MD 20744	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following	Sylvester M Ndi	ORDER OF PUBLICATION	VINCENT E. JONES 21408 Aquasco Road
and		property described below in the State of Maryland, sold by the	Serve at: 10001 Harbor Ave	CHANCE HOMES, LLC C/O THE LAW OFFICES OF	Aquasco, Maryland 20608-2134
Latarsha	Scriver Langford	Collector of Taxes for Prince George's County and the State of	Glenn Dale, MD 20769	HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND	and
Serve at:	1207 Hunters Mill Ave Fort Washington, MD	Maryland to the Plaintiff in this proceeding:	and	21030	CAROLYN A. JONES 21408 Aquasco Road
	20744	1. 12,824.0000 Sq Ft & Imps Hunters Mill Woods Lot 5 Blk b,	Richard T. Cregger, Trustee	Plaintiff vs.	Aquasco, Maryland 20608-2134
and		Assmt \$223,570 Lib 14917 Fl 442 and assessed to Andrew Langford,	Serve at: 6727 Montour Dr Falls Church, VA 22043	Octavia C Tillman	and
Zachary S		also known as 1207 Hunters Mill Ave, Fort Washington, Maryland 20744, Tax Account No. 05-0389692	and	Serve at: 12711 Hallwood Pl Fort Washington, MD	SHARON A. BROWN 21408 Aquasco Road Aquasco, Maryland 20608-2134
Serve at:	8516 Churchhill Downs Rd	on the Tax Roll of the Director of Finance.	WMC Mortgage Corp.	20744	and
<b>C</b>	Gaithersburg, MD 20882	The Complaint states, among other things, that the amounts nec-	Serve at: CSC Lawyers Incorp- rating Service, Resident	and	PRINCE GEORGE'S COUNTY
Serve at:	1325 G St, NW Ste 500 Washington, DC 20005	essary for redemption have not been paid, although more than six	Agent 7 St Paul St., Ste 1660	Wholesale Mortgage, Inc.	SERVE: David S. Whitacre 14741 Governor Oden Bowie Drive
and		(6) months and a day from the date of sale has expired.	Baltimore, MD 21202	Serve at: 2448 S. 102nd St, Ste 260 West Allis, WI 53227	Upper Marlboro, Maryland 20772
Bernadett	e A. Martin	It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County:	Serve at: PO Box 54089 Los Angeles, CA 90054	AND	Defendants
Serve at:	20405 Peridot Lane Germantown, MD 20876	ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a	Serve at: 6320 Canoga Ave Woodland Hills, CA	(All persons having or claiming to have an interest in the property sit-	In the Circuit Court for Prince George's County, Maryland Civil Division
and		general circulation in Prince George's County once a week for	91367	uate and lying in Prince George's County and known as:)	CAE 07-30771
Gary Har	t, Trustee	three (3) successive weeks on or before the 25th day of January, 2008, warning all persons interest-	Serve at: Litton Loan Servicing LP 4828 Loop Centrol Dr. Houston, TX 77081	12711 Hallwood Pl Fort Washington, Maryland 20744	The object of this proceeding is to secure the foreclosure of all rights
Serve at:	140 Ritchie Highway Pasadena, MD 21122	2008, warning all persons interest- ed in the property to appear in this Court by the 4th day of March, 2008, and redeem the property	Serve at: 2711 Centerville Rd	Defendants	of redemption in the following property in Prince George's County, in the State of Maryland,
and		described above and answer the Complaint or thereafter a Final	Ste 404 Wilmington, DE 19808	and	sold by the Office of Finance of Prince George's County and the
Darlene E	Bull, Trustee	Judgment will be entered foreclos- ing all rights of redemption in the	and	Prince George's County, Maryland	State of Maryland to the Plaintiff in this proceeding.
Serve at:	7830 Catherine Ave Pasadena, MD 21122	property, and vesting in the Plaintiff a title, free and clear of all encumbrances.	Mortgage Electronic Registration Systems A/K/A MERS	S/O Stephanie P. Anderson, County Attorney	1.2000 Acres, assessment amount \$33,246, Map 180, Grid D2, Par 111, Liber 14680, Folio 352.
and		PEGGY MAGEE Clerk of the Circuit Court for	Serve at: P.O. Box 2026	14741 Governor Oden Bowie Drive, Room 5121	The complaint states, among other things, that the amounts necessary
Harvard	Home Mortgage, Inc.	Prince George's County, Maryland	Flint, MI 48501-2026	Upper Marlboro, MD 20772	for redemption have not been paid. It is thereupon this 31st day of
Serve at:	Gary Hart, Resident Agent	True Copy—Test: Peggy Magee, Clerk	Also Serve at: 3300 SW 34th Ave, #101 Ocala, FL 34474	Defendant and	December, 2007, by the Circuit Court for Prince George's County,
	140 Ritchie Highway Pasadena, MD 21122	89715 (1-10,1-17,1-24)	Serve on: Sharon Horstkhamp,	UNKNOWN OWNERS OF THE PROPERTY: 12711 Hallwood Pl	Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having a gen- eral circulation in Prince George's

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 asco Road Maryland 20608-2134 encumbrances.

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

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

True Copy-Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89732

The Prince
George's
Post
Newspaper
Call
301-627-0900
Fax
301-627-6260

Mooring Tax Asset Group, LLC Certificate No.: 228513

### ORDER OF PUBLICATION

Mooring Tax Asset Group,LLC c/o William W. Waller, Esquire 8614 Westwood Center Drive, Ste. 500 Vienna, VA 22182 (703) 917-0707 Plaintiff

vs.

Chadsworth Homes, Inc., Harbourton Financial Corporation, Lender, Kenneth McLendon, Trustee, Paula M. Morgan, Trustee Prince George's County, Maryland

All other persons having or claiming to have an interest in 11500 MYER ROAD, BOWIE, MD 20721, Parcel B 108,845.0000 Sq. Ft. Sycamore Woods Acct No.: 283273-1

Liber: 10426

Folio: 393

Assmt: \$10,870

Ass'd to: Chadsworth Homes, Inc.

Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 07-33002

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

### 11500 MYER ROAD, BOWIE, MD <u>20721</u>

Parcel B 108,845.0000 Sq. Ft. Sycamore Woods Acct No.: 283273-1 Liber: 10426 Folio: 393

Assmt: \$10,870 Ass'd to: Chadsworth Homes, Inc.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 31st day of

December, 2007, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 25th day of January, 2008, warning all persons interested in the said properties to be and appear in this Court by the 4th day of March, 2008, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk

### (1-10,1-17,1-24) 89729

### File: 07-PG-DT-8145

### **ORDER OF PUBLICATION**

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C. Marvland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89730

### **ORDER OF PUBLICATION**

CHANCE HOMES, LLC
C/O THE LAW OFFICES OF
HEIDI S. KENNY, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
1 14111111
vs.
Richard Johnson

### Serve at: 7503 Wellesley Dr College Park, MD 20740

and

First American Title Co, Trustee

Serve at:	CSC Lawyers Incorporating Service, Resident Agent 7 St Paul St., Ste 1660 Baltimore, MD 21202		
Serve at:	1 First American Way Santa Ana, CA 92707		
and			
Sunset Mortgage Co., LP			
Serve at:	James W. Wells, CEO and President 1408 West Baltimore Pike Franklin Center, PA 19091		
Serve at:	3 Dickenson Dr Chadds Ford, PA 19317		
Serve at;	The Corporation Trust, Inc., Resident Agent 300 E Lombard St. Baltimore, MD 21202		

### and

### Mortgage Electronic Registration Systems a/k/a MERS

Serve at: P.O. Box 2026 Flint, MI 48501-2026

# LEGALS

File: 07-PG-DT-7825

**ORDER OF PUBLICATION** 

c/o De Laurentis, Reiff & Turer,

9891 Broken Land Parkway, Ste 301

Plaintiff

Heartwood 88, L.L.C.

Columbia, MD 21046

System (MERS), and

vs.

Olayinka Folashade Ayeni, and

Novastar Mortgage, Inc., and

Deborah Curran, Trustee, and

Laura O'Sullivan, Trustee, and

Mortgage Electronic Registration

Prince George's County, Maryland

All unknown owners of the proper-

ty described below; all heirs,

devisees, personal representatives,

and executors, administrators,

grantees, assigns or successors in

right, title, interest, and any and all

persons having or claiming to have

any interest in the leasehold or fee

simple in the property and premis-

District 21 of Prince Georges

Defendants

County, described as follows:

Account No. 239938-4; known as

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

and a day from the sale has

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by

the insertion of a copy of this Order in The Prince George's Post, which

is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3)

consecutive weeks, on or before the

25th day of January, 2008, warning all persons having or claiming to

have any interest in the property

described above to appear in this Court by the 4th day of March,

2008, 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

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

encumbrances.

es situate, described as:

L.L.C

And

AND

and

and

PROPERTY:

devisees,

interest.

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Upper Marlboro, Maryland 20774

Prince George's County, Maryland

S/O Stephanie P. Anderson,

14741 Governor Oden Bowie

Upper Marlboro, MD 20772

UNKNOWN OWNERS OF THE

Upper Marlboro, Maryland 20774

The unknown owner's heirs,

and

Representatives and their or any of

their heirs, devisees, executors,

administrators, grantees, assigns,

or successors in right, title and

In the Circuit Court for

County Attorney

Drive, Room 5121

8905 South Cherry Ln

Defendants

Defendant

Personal

County and known as:)

8905 South Cherry Ln

State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

1. 7,827.0000 Sq. Ft. & Imps. College Park Lot 2 Blk 8, Assmt \$190,920 Lib 24562 Fl 261 and assessed to Richard Johnson, also known as 7503 Wellesley Dr, College Park, Maryland 20740 Tax Account No. 21-2393999 on the Tax Roll of the Director of Finance.

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

It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interest-ed in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above and answer the described above 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.

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

Peggy Magee, Clerk <u>89734</u>

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C. 9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff
vs.
Edward J. Brann, and Sarah F. Brann, AKA Sarah K. Brann, and Donald L. Chandler, Trustee, and Lynn L. Sale, Trustee, and Pentagon Federal Credit Union, and David Bull, and Union Mortgage Company, Inc., and Melvin L. Schneider, Trustee, and
Ameriquest Mortgage Company,
and Wayne Lee, Trustee, and
Prince George's County, Maryland
And All unknown owners of the proper-
ty described below; all heirs,
devisees personal representatives

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

District 02 of Prince Georges Account No. 009365-8; known as Hills Lot 7 Blk F.

# closing all rights of redemption in and as to the property being ren-dered by this Court against them.

# LEGALS

Deborah K. Curran, Substitute Trustee 8101 Sandy Spring Rd., Ste 302 Laurel, MD 20707

and

Laura H. G. O'Sullivan, Substitute Trustee 8101 Sandy Spring Rd., Ste 302 Laurel, MD 20707

and

Susan L. Coakley, Substitute Trustee 8108 Ritchie Highway, Ste 310 Pasadena, MD 21122

and

Option One Mortgage Corporation

Serve at: 3 Ada

Irvine, CA 92618

Serve at: 2020 E. 1st St., Ste 100 Santa Ana, CA 92705

Serve on: The Corporation Trust Incorporated, Resident Agent 300 E Lombard Street Baltimore, MD 21202

Also Serve on: S.D.A.T Charter Division, Room 809 301 Est Preston Street

Prince George's County, Maryland CASE NO .:

Defendants

### CAE 07-30968

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

1. Lot 12 Ex 4000 Sq Ft 18,700 Sq. Ft. & Imps. Little Washington, Assmt \$116,656 Lib 23329 Fl 215 and assessed to Tracy D. Thornton, also known as 8905 South Cherry Ln, Upper Marlboro, Maryland 20774 Tax Account No. 06-0626432 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date

(b) months and a day from the date of sale has expired. It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interested in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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.

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

Baltimore, MD 21201 and

### Mark H. Friedman, Trustee

Serve at: Totman Bldg. - 4th Floor 210 E. Redwood St. Baltimore, MD 21202

and

Kenneth J. MacFadyen, Trustee

Serve at: Totman Bldg. – 4th Floor 210 E. Redwood St. Baltimore, MD 21202

AND

and

and

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

514 Crusher Ct. Upper Marlboro, Maryland 20774

Defendants

Prince George's County, Maryland

S/O Stephanie P. Anderson, County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772

Defendant

UNKNOWN OWNERS OF THE PROPERTY: 514 Crusher Ct.

Upper Marlboro, Maryland 20774

The unknown owner's heirs, devisees, and Personal Representatives and the their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.

County, described as follows: 7,000.0000 Sq. Ft. & Imps. Landover

Street address of 7109 Allison Street.

Defende

File: 07-PG-DT-7867 **ORDER OF PUBLICATION** ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the sub-

True Copy—Test: The object of this proceeding is to (1-10,1-17,1-24) secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

10,605.0000 Sq. Ft. & Imps. Walbrooke Manor Lot 6 Blk 5. Street address of 7016 Dolphin Road. In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32568

9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff

### vs.

Terry Ogunbamiwo, and Kehinde A. Ogunbamiwo, and Mortgage Electronic Registration System (MERS), and Fremont Investment & Loan a/k/a Fremont Investment & Loan, Inc., and

Gerard Wm. Wittstadt, Jr., Trustee, and

Mark H. Wittstadt, Trustee, and

### Prince George's County, Maryland And

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

District 04 of Prince Georges County, described as follows: Account No. 025423-5; known as Ag-tax Paid 5.0600 Acres. & Imps. Dawn Acres Lot 2. Street address of 12901 Molly Berry

Road.

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32567

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

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County,

Also Serve	e at:
	3300 SW 34th Avenue,
	#101
	Ocala, FL 34474

Serve on: Sharon Horstkhamp, General Counsel 1595 Spring Hill Road #310 Vienna, VA 22182

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7503 Welleslev Dr College Park, Maryland 20740

Defendants

and

Prince George's County, Maryland

S/O Stephanie P. Anderson, County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772

and	Defendant
and	
UNKNOWN	OWNERS OF THE
PROPERTY:	
7503 Wellesley	y Dr
College Park,	Maryland 20740

The unknown owner's heirs, Personal devisees, and Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.

### Defendants

# In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 07-30967

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

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-31197

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

ceeding. The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of

December, 2007, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, 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 fore-closing all rights of redemption in and as to the property being ren-dered by this Court against them.

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

True Copy—Test: Peggy Magee, Clerk 89731 (1-10,1-17,1-24)

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89733

### ORDER OF PUBLICATION

CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

### Plaintiff

vs. Tracy D. Thornton

- Serve at: 8905 South Cherry Ln Upper Marlboro, MD 20774
- Serve at: 3336 Curtis Dr, Apt 101 Suitland, MD 20746
- Serve at: 2117 Chestnut Ridge Dr

Pittsburg, PA 15205

- Serve at: 215 Johnston St McDonald, PA 15057
- Serve at: 1120 Mac Arthur Dr., Apt 1005 Carrollton, TX 75007

and

David H. Gwynn, Trustee

Serve at: 14714 Main St. PO Box 1249 Upper Marlboro, MD 20773

and

- Jess Joseph Smith, Trustee
- Serve at: 14518 Church St. Upper Marlboro, MD 20772

and

### Prince George's FSB

Serve at: Hal Rich, President 14804 Pratt St. Upper Marlboro, MD 20772

True Copy—Test	:
Peggy Magee, Cl	
89735	(1-10, 1-17, 1-24)

### ORDER OF PUBLICATION

CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

Anthony F. Jones

vs.

Serve at: 514 Crusher Ct. Upper Marlboro, Maryland 20774

and

Andrew P. Glaspie

Serve at: 736 Gresham Pl., NW Washington, DC 20001

and

- Manhattan Mortgage Chase Corporation
- Serve at: 4915 Independance Parkway Tampa, FL 33634
- Serve at: 3415 Vision Drive Columbus, OH 43219
- Serve on: The Corporation Trust Incorporated, Resident Agent 300 E Lombard Street Baltimore, MD 21202
- Also Serve on: Connie J. Smith, Vice President 4915 Independance Parkway Tampa, FL 33634
- Also Serve on: S.D.A.T. Charter Division, Rm 809 301 West Preston Street Baltimore, MD 21201 and

### Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO .: CAE 07-30964

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

1. 1,500.0000 Sq. Ft. & Imps. Largo Town Center Lot 38 Blk C, Assmt \$210,940 Lib 24226 Fl 644 and assessed to Anthony F Jones, also known as 514 Crusher Ct., Upper Marlboro, Maryland 20774 Tax Account No. 13-2828879 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date

of sale has expired. It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interest ed in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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

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

True Copy—Test: Peggy Magee, Clerk 89737 (1-10, 1-17, 1-24)

ORDER OF PUBLICATION

C/O THE LAW OFFICES OF

11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

New Carrollton, MD

Hyattsville, MD 20783

Washington, DC 20012

7826 Eastern Ave, NW

Washington, DC 20012

1801 Century Park East,

Century City, CA 90067

1801 Century Park East,

Century City, CA 90067

5950 La Place Ct, Ste 160

Defendants

Defendant

Personal

Carlsbad, CA 92008

First Regional Bank Custodian FBA

8th Fl, Ste 800

Serve at: Anthony Garthshore,

8th Fl, Ste 800

Services Corp.

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Prince George's County, Maryland

S/O Stephanie P. Anderson,

14741 Governor Oden Bowie

Upper Marlboro, MD 20772

UNKNOWN OWNERS OF THE

The unknown owner's heirs,

and

Representatives and their or any of

their heirs, devisees, executors,

County Attorney

Drive, Room 5121

1800 Drexel St, Unit 17

Hyattsville, Maryland 20783

County and known as:)

1800 Drexel St, Unit 17

Hyattsville, Maryland 20783

President

Serve at: Trust Administration

Serve at: Jack Sweeney, CEO

CHANCE HOMES, LLC

HEIDI S. KENNY, LLC

vs

Serve at: 7403 Jodie Ct

Sheryl Tennant, Trustee

Tennant Family Trust

Serve at: c/o WTE, LLC

Ste 410

20784

Serve at: 1800 Drexel St, Unit 17

Serve at: 7826 Eastern Ave, NW

Ste 410

**Clarence Richards** 

21030

and

and

and

IRA

AND

and

and

PROPERTY:

devisees,

# LEGALS

# ORDER OF PUBLICATION PROPERTY HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff vs. The Estate of Ada Cuffey Serve at: Floretta A. Currey Terry, Personal Representative 1640 Gales St, NE Washington, DC 20002

Serve at: Southern Ave Capitol Heights, MD 20743

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

Defendants

Southern Ave Capitol Heights, Maryland 20743

and Prince George's County, Maryland

S/O Stephanie P. Anderson, County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772

Defendant

and

UNKNOWN OWNERS OF THE PROPERTY: Southern Ave

Capitol Heights, Maryland 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.

Defendants

In the Circuit Court for Prince George's County, Maryland CASÉ NO.: CAE 07-32191

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

1. Lots 11.12, 4,000.0000 St. Ft. Capitol Heights Blk 36, Assmt \$21,666 Lib 6295 Fl 854 and assessed to Ada Cuffey, also known as Southern Ave, Capitol Heights, Maryland 20743, Tax Account No. 18-2048858 on the Tax Roll of the Director of Finance.

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

of sale has expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County: ORDERED, That notice be given

Serve at:	210 E. Redwood St, 4th Fl Baltimore, MD 21202
and	
Kenneth	J. MacFadyen, Trustee
Serve at:	210 E. Redwood St, 4th Fl Baltimore, MD 21202
and	
Option C	One Mortgage Corp.
Serve at:	The Corporation Trust, Inc., Resident Agent 300 E Lombard St Baltimore, MD 21202
Serve at:	3 Ada Irvine, CA 92618
Serve at:	PO Box 57054 Irvine, CA 92619
Serve at:	2020 E. 1st St., Ste 100 Santa Ana, CA 92705
AND	
have an i uate and	ons having or claiming to nterest in the property sit- lying in Prince George's nd known as:)
9816 Spir Cheltenh	nnaker St am, Maryland 20623
	Defendants
and	Defendants
	Defendants eorge's County, Maryland
Prince G S/O Stej County 14741 G Drive, F	eorge's County, Maryland phanie P. Anderson, Attorney overnor Oden Bowie Room 5121 Marlboro, MD 20772
Prince G S/O Stej County 14741 G Drive, F	eorge's County, Maryland phanie P. Anderson, Attorney overnor Oden Bowie Room 5121
Prince G S/O Stej County 14741 G Drive, F Upper N and UNKNO PROPER 9816 Spin	eorge's County, Maryland phanie P. Anderson, Attorney Governor Oden Bowie Room 5121 Marlboro, MD 20772 Defendant WN OWNERS OF THE TY:
Prince G S/O Stej County 14741 G Drive, F Upper N and UNKNO PROPER 9816 Spir Cheltenh The un devisees Represen their he administ	eorge's County, Maryland phanie P. Anderson, Attorney overnor Oden Bowie Room 5121 Marlboro, MD 20772 Defendant WN OWNERS OF THE TY: unaker St am, Maryland 20623 known owner's heirs,
Prince G S/O Stej County 14741 G Drive, F Upper N and UNKNO PROPER 9816 Spir Cheltenh The un devisees Represen their he administ or succe interest.	eorge's County, Maryland phanie P. Anderson, Attorney overnor Oden Bowie Room 5121 Marlboro, MD 20772 Defendant WN OWNERS OF THE TY: maker St am, Maryland 20623 known owner's heirs, , and Personal itatives and their or any of irs, devisees, executors, rators, grantees, assigns,
Prince Ge S/O Stej County 14741 G Drive, F Upper M and UNKNO PROPER 9816 Spir Cheltenh The un devisees Represen their he administ or succe interest.	eorge's County, Maryland phanie P. Anderson, Attorney Governor Oden Bowie Room 5121 Marlboro, MD 20772 Defendant WN OWNERS OF THE TY: maker St am, Maryland 20623 known owner's heirs, , and Personal tatives and their or any of irs, devisees, executors, rators, grantees, assigns, ssors in right, title and Defendants the Circuit Court for nee George's County, Maryland

and

and

and

and

and

of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

1. 11,732.0000 Sq. Ft. & Imps. Tippett Estates Lot 2 Blk C, Assmt \$298,782 Lib 24430 F1 263 and assessed to Rodney L. Mitchell, also known as 9816 Spinnaker St, Cheltenham, Maryland 20623 Tax Account No. 11-1173061 on the Tax Roll of the Director of Finance.

The Complaint states, among hat the amou essary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired. It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interested in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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.

# LEGALS

and Serve at: 4128 Taney Ave Alexandria, VA 22304 Serve at: 9047 Galvin Lane Lorton, VA 22079 H. Carter Land, III, Trustee Serve at: 524 King Street Alexandria, VA 22314 James C. Clark, Trustee Serve at: 524 King Street Alexandria, VA 22314 Burke and Herbert Bank and Trust Company Serve at: Robert Hillman, Resident Agent 611 Rockville Pike Suite 100 Rockville, MD 20850 Serve at: PO Box 268 Alexandria, VA 22313 Serve at: 100 South Fairfax Street Serve at: 210 E. Redwood St. Alexandria, VA 22314 AND and (All persons having or claiming to have an interest in the property sit-Kenneth J. MacFadyen, Trustee uate and lying in Prince George's County and known as:) 4701 Beech Rd Temple Hills, Maryland 20748 Option One Mortgage Corp. Defendants Prince George's County, Maryland S/O Stephanie P. Anderson, County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772 Defendant UNKNOWN OWNERS OF THE PROPERTY: 4701 Beech Rd Temple Hills, Maryland 20748 The unknown owner's heirs, Personal devisees. and Representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, and or successors in right, title and interest. Defendants In the Circuit Court for Prince George's County, Maryland CASÉ NO.:

CAE 07-30971

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

- Accubanc Mortgage Corp Serve at: The Corporation Trust, Inc., Resident Agent 300 E Lombard St
- Baltimore, MD 21202 Serve at: 12377 Merit Drive Ste 600 PO Box 809089 Dallas, TX 75251

Serve at: PO Box 809068 Dallas, TX 75380

and

- National City Corporation
- Serve at: Peter E. Raskind, President and CEO 1900 East Ninth St Cleveland, OH 44114
- Serve at: CSC Lawyers Incorporating Service, Resident Agent 7 St Paul St, Ste 1660 Baltimore, MD 21202

and

Mark H. Friedman, Trustee

Baltimore, MD 21202

Serve at: 210 E. Redwood St. Baltimore, MD 21202

and

Serve on: The Corporation Trust Inc., Resident Agent 300 E Lombard Street Baltimore, MD 21202

Serve at: 3 Ada Irvine, CA 92618

Serve at: 2020 E. 1st St., Ste 100

### AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

Santa Ana, CA 92705

Robinson St Brandywine, Maryland 20613

Defendants

Prince George's County, Maryland S/O Stephanie P. Anderson,

County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772

Defendant

and

UNKNOWN OWNERS OF THE PROPERTY: Robinson St

Brandywine, Maryland 20613 The unknown owner's heirs,

# LEGALS

Plaintiff

# **ORDER OF PUBLICATION**

CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

```
Ancel Ekpenyong
```

Serve at: 12215 Parkton Ct Fort Washington, MD 20744 and

Mitchell L. Heffernan, Trustee

Serve at: 95 Cove Rd Lyme, CT 06371

Serve at: 345 SW 32nd Rd Miami, FL 33129 and

Mortgage Lenders Network USA, Inc.

Serve at: Corporation Guarantee Co. 6015 Walhonding Rd Bethesda, MD 20816

Serve at: 213 Court St Middletown, CT 06457

Serve at: 10 Research Parkway Wallingford, CT 06492

and

Mortgage Electronic Registration Systems a/k/a MERS

Serve at: P.O. Box 2026 Flint, MI 48501-2026

Also Serve at: 3300 SW 34th Avenue #101 Ocala, FL 34474

Serve On: Sharon Horstkhamp, General Counsel 1595 Spring Hill Road #310 Vienna, VA 22182

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12215 Parkton Ct Fort Washington, Maryland 20744

Defendants

Prince George's County, Maryland

S/O Stephanie P. Anderson, County Attorney 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772

and

and

UNKNOWN OWNERS OF THE PROPERTY: 12215 Parkton Ct Fort Washington, Maryland 20744

The unknown owner's heirs, and devisees, Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.

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 on or before the 25th day of January, 2008, warning all persons interested in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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.

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

True Copy—Test: Peggy Magee, Clerk <u>89738</u> (1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff vs. Rodney L. Mitchell		tiff	CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030	
Serve at:	9816 Spinnaker St Cheltenham, MD 2062	23		Plaintifi vs.
and			Belay Tila	ahun
Junnette	M. Mitchell		Serve at:	6493 Ohara Cort Dr Springfield, VA 22152
Serve at:	9816 Spinnaker St Cheltenham, MD 2062	23	Serve at:	4701 Beech Road Temple Hills, MD 20748
Serve at:	14533 Marlborough Circle Upper Marlboro, MD		Serve at:	9047 Galvin Lane Lorton, VA 22079
	20772		and	
Serve at:	5918 Saint Moritz Dr. Apt 202	10	Konjit Ab	pebe
and	Temple Hills, MD 2074	48	Serve at:	6493 Ohara Cort Dr Springfield, VA 22152
Mark H. Friedman, Trustee			Serve at:	4701 Beech Road Temple Hills, MD 20748

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

True Copy—Test:	
True Copy—Test: Peggy Magee, Cle	rk
89736	(1-10,1-17,1-24)

### ORDER OF PUBLICATION

CHANCE HOMES,	LLC	
C/O THE LAW	OFFICES	OI
HEIDI S. KENNY, L		
11426 YORK ROAD,	, 1ST FLOC	R
COCKEYSVILLE,	MARYLA	NE
21030		

	Plaintiff
	vs.
lay Tila	ahun
rve at:	6493 Ohara Cort Dr Springfield, VA 22152
rve at:	4701 Beech Road Temple Hills, MD 20748
rve at:	9047 Galvin Lane Lorton, VA 22079
d	
njit Ab	pebe
rve at:	6493 Ohara Cort Dr Springfield, VA 22152
ve at:	4701 Beech Road

1. 23,570.0000 Sq. Ft. Marlow Heights Lot 14 Blk A, Assmt \$94,200 Lib 22605 Fl\_374 and assessed to Belay Tilahun, also known as 4701 Beech Rd, Temple Hills, Maryland 20748, Tax Account No. 06-0642066 on the Tax Roll of the Director of Finance.

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

It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interested in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test:

Peggy Magee, Clerk (1-10,1-17,1-24) 89739

### **ORDER OF PUBLICATION**

CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

vs.

Plaintiff

Robert T. Jones, Jr.

Serve at: 9107 Robinson St Brandywine, MD 20613 and

Michael L. Riddle, Trustee

Serve at: 2221 Parkwood Ave Richmond, VA 23220

devisees. and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.

### In the Circuit Court for Prince George's County, Maryland CASE NO .: CAE 07-30965

Defendants

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

1. ItS 44.45.46 10,122 Sq. Ft. Early Haven, Assmt \$41,746 Lib 12960 Fl 366 and assessed to Robert T. Jones, Ir., also known as Robinson St. Brandywine, Maryland 20613 Tax Account No. 11-1158385 on the Tax Roll of the Director of Finance.

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

It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interest-ed in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above and answer the Complete the thereafter a Final 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.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk 89740 (1-10,1-17,1-24)

administrators, grantees, assigns, or successors in right, title and interest.

> Defendants In the Circuit Court for Prince George's County, Maryland CASE NO .:

# CAE 07-30963

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

1. 696.0000 Sq. Ft. and Imps. Riggs Hill condo, Assmt \$38,000 Lib 25431 Fl 001 and assessed to Clarence Richards, also known as 1800 Drexel St, Unit 17, Hyattsville, Maryland 20783, Tax Account No. 17-1875830 on the Tax Roll of the Director of Finance

The Complaint states, among other things, that the amounts nec essary for redemption have not been paid, although more than six (6) months and a day from the date

of sale has expired. It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interest ed in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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.

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

True Copy—Test:		True Copy—Test:	
Peggy Magee, Clerk		Peggy Magee, Clerk	
89741	(1-10,1-17,1-24)	89742	(1-10,1-17,1-24)

### Defendants

Defendant

In the Circuit Court for Prince George's County, Maryland CASE NO .: CAE 07-30966

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

1. 19,327.0000 Sq. Ft. and Imps. Tantallon South - Lot 28 Blk H, Assmt \$171,110 Lib 24312 Fl 613 and assessed to Ancel Ekpenyong, also known as 12215 Parkton Ct, Fort Washington, Maryland 20744, Tax Account No. 05-0323915 on the Tax Roll of the Director of Finance.

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

It is thereupon this 31st day of December, 2007, 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 on or before the 25th day of January, 2008, warning all persons interest-ed in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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.

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Maryland

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Hillside Volunteer Fire Dept. Union Federal Savings Bank Robert J. Kim, Esquire, Trustee John P. Lynch, Esquire, Trustee Prince George's County, Maryland

### AND

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

District 18 of Prince George's County, described as follows: Account No. 2042828; block 48, known as Greater Capitol Heights, Lots 41.42.43.44.45, Plat No. A-0867. Street Address of Mentor Avenue, Capitol Heights, MD 20743 (unimproved parcel).

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32039

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

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

and a day from the con-expired. It is thereupon this 31st day of December, 2007, 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 George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test	:
Peggy Magee, Cl	erk
89744	(1-10, 1-17, 1-24)

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff vs.
Anderson B. Hite Ann M. Hite GMAC Mortgage Corporation Branch Banking and Trust Company First USA Lisa Cavacini, Trustee Mary Spencer, Trustee Mortgage Electronic Registration Systems, Inc. Prince George's County, Maryland

AND

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

District 20 of Prince George's County, described as follows: Account No. 2246437, known as Princess Springs, Block 1, Lot 15, Plat No. A-5570, 1,203 SF. Street Address of 8504 86th Court, Hyattsville, MD 20784.

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32041

Defendants

# LEGALS

Maryland.

brances.

other things, that the amount nec-

essary for redemption for the sub-

ject property has not been paid,

although more than six (6) months

and a day from the sale has expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marriend

ORDERED, that notice be given

by the insertion of a copy of this

Order in some newspaper having general circulation in Prince

general circulation in Prince George's County, Maryland, once a week for three (3) consecutive

weeks, on or before the 25th day of

January, 2008, warning all persons

having or claiming to have any

interest in the property described

above to appear in this Court by

the 4th day of March, 2008, and

redeem their respective property or

answer the Complaint, or there-

after a Final Decree will be entered

foreclosing all rights of redemption

in and as to the property, and vest-

ing in the Plaintiff a title in fee sim-

The Defendants are hereby informed of the latest date to file a

written Answer or Petition to

Redeem the property mentioned in

the Complaint described above,

and that failure to file a response on

or before the date specified may

result in a Default Judgment fore-

closing all rights of redemption in

and as to the property being ren-dered by this Court against them.

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

Maryland Financial and Real Estate

Trust, LLC C/o Michael K. Decker, Esquire

First NLC Financial Services, LLC

Ford Motor Credit Company, LLC

Mortgage Electronic Registration

State of Maryland Comptroller of

Prince George's County, Maryland

All unknown owners of the proper-

ty described below, their heirs,

devisees, personal representatives,

and executors, administrators,

grantees, assigns or successors in

right, title, interest, and any and all

905 W. 7th Street, #336

vs.

Frederick, MD 21701

Robert Robinson

Kwok Shing Chung

Jeffery M. Henschel, Trustee

Geary Gunter

Systems

Maryland

AND

(1-10,1-17,1-24)

Plaintiff

True Copy—Test:

89747

Peggy Magee, Clerk

ole, free and clear of all encum-

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire

905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff vs.

Pauls Liquors Operating, Inc. Steven J. Smits, Trustee K. Lee Riley, Jr., Trustee PNC Bank, National Association Prince George's County, Maryland

### AND

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

District 18 of Prince George's County, described as follows: Account No. 2000610; known as Block O, in "Fairmount Heights," Plat No. A-6774, 920 SF. Street address of 513 Eastern Avenue, Capitol Heights, MD 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32042

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

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

expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

EGGY MAGEE

# LEGALS

### ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701

Plaintiff vs.

Forrest W. Whittfield, Jr. Janice A. Whittfield Charles Anderson, Trustee American General Financial Services (DE), Inc. State of Maryland Comptroller of

Maryland Trump Plaza Associates Prince George's County, Maryland

AND

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

District 13 of Prince George's County, described as follows: Account No. 1562792; known as Block B, Lot 6, in "Kent Village," Plat No. A-3754, 1,160 SF. Street address of 2306 Columbia Place, Landover, MD 20785.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32045

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

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid. although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

County, Marvland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

ORDERED, that notice be given by the insertion of a copy of 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances

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

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

True Copy-Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89750

### ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701

vs.

Plaintiff

Akeem Owesu Robert J. Angelucci, Trustee Principal Residential Mortgage,

Prince George's County, Maryland

AND

Inc.

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

District 18 of Prince George's County, described as follows: Account No. 2106342; known as Block K, in "Goldfrey's Addition to Fairmount Heights," Plat No. A-6547, 1280 SF. Street address of 6308 Foote Street, Capitol Heights, MD 20743.

Defendants

In the Circuit Court for Prince George's County,

persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as: District 05 of Prince George's

County, described as follows: Account No. 0219642; known as "Kings Council Condominium" Plat No. 161092, 1,242 SF. Street address of 5111 King Henry Way, Condo Unit 306, Upper Marlboro, MD 20772.

Defendants

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

True Copy—Test Peggy Magee, Cl	: out
Peggy Magee, Cl	erk
89743	(1-10.1-17.1-24)

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Hillside Volunteer Fire Dept. Eric M. Tucker, Trustee Michael P. Whalen, Trustee Prince George's County, Maryland

### AND

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

District 18 of Prince George's County, described as follows: Account No. 2115822; block 73, known as Greater Capitol Heights, Lots 1.2.3.4.5.6.7.8, Plat No. A-0867, recorded in Plat Book BDS 1, at Plats No. 60 through 65. Street Address of Mentor Avenue, Capitol Heights, MD 20743 (unimproved parcel).

### Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32040

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

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

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

### True Copy—Test: Peggy Magee, Clerk 89745

(1-10, 1-17, 1-24)

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

True Copy—Test: Peggy Magee, Clerk 89746 (1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Intercessors of Faith Charitable Remainder Unitrust, LLC Prince George's County, Maryland

### AND

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

District 13 of Prince George's County, described as follows: Account No. 2948685; Plat No. 173059, 1,140 SF. Street address of 9709 Lake Point Court, #203, Upper Marlboro, MD 20774.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32043

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

ceeding. The Complaint states, among

n the Circuit Court for Prince George's County, Marvland **Civil Division** CAE 07-32044

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

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk 89748 (1-10, 1-17, 1-24) and as to the property being ren-dered by this Court against them.

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89749

# ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

VS.

Pauls Liquors Operating, Inc. Steven J. Smits, Trustee K. Lee Riley, Jr., Trustee PNC Bank, National Association Prince George's County, Maryland

AND

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

District 18 of Prince George's County, described as follows: Account No. 2092286; known as Block O, in "Fairmount Heights," Plat No. A-6774, 2816 SF. Street address of 515 Eastern Avenue, Capitol Heights, MD 20743.

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32046

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's

### Marvland **Civil Division** CAE 07-32047

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

other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired.

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encum-brances.

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

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

# True Copy—Test: Peggy Magee, Clerk

89751

(1-10, 1-17, 1-24)

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

VS

Palma Ratna

Long Beach Mortgage Company John Burson, Esquire, Trustee Suntrust Bank Jovetta Woodard, Trustee Patricia Robinson, Trustee

Prince George's County, Maryland

# AND

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

District 21 of Prince George's County, described as follows: Account No. 2356533; known as Block A, Lot 10, in "Hillandale Park," Plat No. A-2840, 2066 SF. Street address of 10410 Glenmore Drive, Hyattsville, MD 20783.

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32055

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

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

# PEGGY MAGEE

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

### described property situate, lying and being in Prince George's County, Maryland, sold by the ťhe Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk <u>89752</u> (1-10,1-17,1-24)

### ORDER OF PUBLICATION

Trust, LI C/o Mic 905 W. 7	hael K. Decke th Street, #336	r, Esquire
Frederic	k, MD 21701	Plaintiff
	vs.	
Valda Pa	rchment	
Charles	S. Bennett	
Beverley	Bennett	
First	Guaranty	Mortgage

Corporation Prince George's County, Maryland

AND

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

District 13 of Prince George's County, described as follows: Account No. 3138914; known as Block B, in "Plat Five, Vista Gardens," Plat No. 182011, 1772 SF. Street address of 4618 Morning Glory Trail, Bowie, MD 20720.

### Defendants

# LEGALS

### ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire

905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff vs.

Robert M. Wilburn, Sr. Great Seneca Financial Corporation Bank of America, NA Crestar Bank Mortgage Electronic Registration

Systems State of Maryland Comptroller of Maryland

Prince George's County, Maryland

### AND

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

District 07 of Prince George's County, described as follows: Account No. 2838530; known as Lot 21, Plat No. 168096, 2.04 AC. Street address of 16917 Federal Hill Court, Bowie, MD 20716.

### Defendants In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32050

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

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, 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 for three (3) consecutive week weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89755

### **ORDER OF PUBLICATION**

vs.

Manuel Romano Angel Amadeo Bonilla Washington Mutual Bank John Burson Prince George's County, Maryland

AND

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

District 21 of Prince George's County, described as follows: Account No. 2322378; known as Block 2, Lot 2, in "White Oak Manor," Plat No. A-2538, 1842 SF. Street address of 2603 Lackawanna Street, Hyattsville, MD 20783.

> Defendants In the Circuit Court for

Prince George's County, Maryland Civil Division CAE 07-32056

# LEGALS

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Rose Creek Estates Homeowners Association, Inc. Prince George's County, Maryland

AND

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

District 11 of Prince George's County, described as follows: Account No. 3644929; known as Parcel G, Plat No. 203083, 2.42 AC. Street address of Dawn Chorus Lane, Brandywine, MD 20613 (unimproved parcel).

> Defendants In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32053

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

other things, that the amount necessary for redemption for the subject property has not been paid. although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

PEGGY MAGEE Clerk of the Circuit Court for

Prince George's County, Maryland

and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk <u>89758</u> (1-10,1-17,1-24)

### ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Rose Creek Estates Homeowners Association, Inc.

Prince George's County, Maryland AND

All unknown owners of the property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in

right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 11 of Prince George's County, described as follows: Account No. 3644655; known as Block C, Parcel E, Plat No. 203081, 3.09 AC. Street address of Dawn Chorus Lane, Brandywine, MD 20613.

### Defendants

# In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32052

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simle, free and clear of all encumbrances.

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89759

# **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Rollins Avenue, Inc. Blake R. Van Leer, II First Mariner Bank Mercantile-Safe Deposit and Trust Company Alan M. Grochal, Trustee Stephen M. Goldberg, Trustee Dashco, Inc. Patrick M. Shelley, Trustee R. Denise Mcarver, Trustee Philip G. Enstice, Trustee Stephen D. Palmer, Trustee Prince George's County, Maryland

### AND

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

District 18 of Prince George's County, described as follows: Account No. 2112183; known as Map 073, Grid B4, Parcel 234, Liber 0750, Folio 223. Street address of 1501 Rollins Avenue, Capitol Heights, MD 20743 (unimproved parcel).

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32048

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32049

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

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk 89753 (1-10, 1-17, 1-24) PEGGY MAGEE

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89754

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff vs.

Danita Patterson State of Maryland Comptroller of Maryland Internal Revenue Service Prince George's County, Maryland

### AND

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

District 09 of Prince George's County, described as follows: Account No. 3121688; known as Block A, Lot 17, in "Sellner's Farm," Plat No. 181025, 2940 SF. Street address 5911 Lottie Place, Clinton, MD 20735.

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32051

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

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

ceeding. The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months

and a day from the sale has expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland

Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having George's County, Maryland, once a week for three (3) consecutive Weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

### PEGGY MAGEE

Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk 89760 (1-10.1-17.1-24)

True Copy—Test Peggy Magee, Clerk (1-10,1-17,1-24) 89757

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff vs

The Interchange Corporation ATAPCO Ritchie Interchange, Inc. Prince George's County, Maryland

### AND

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

District 13 of Prince George's County, described as follows: Account No. 1512888; PT PR RW 290-507 (.99 AC DFR TO PG CO RDS 05)(IMPS RAZED 06). Street address of 1514 Ritchie Marlboro Road, Upper Marlboro, MD 20772.

### Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32054

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

ceeding. The Complaint states, among other things, that the amount nec essary for redemption for the subject property has not been paid, although more than six (6) months

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

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89756

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

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs. Willie Mae Robinson

Hayes Robinson, Jr. Benny Robinson Internal Revenue Service Prince George's County, Maryland

### AND

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

District 20 of Prince George's County, described as follows: Account No. 2252518; known as Block E, Lot 9 in "Section 2, Seabrook Park Estates," Plat No. A-3522, 962 SF. Street address of 9413 Wyatt Drive, Lanham, MD 20706.

### Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32057

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

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Frince George's County, Maryland, once a weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:	
Peggy Magee, Cler	k
89762	(1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

Maryland Financial ar	nd Real Estat
Trust, LLC	
C/o Michael K. Decke	er, Esquire
905 W. 7th Street, #330	6 1
Frederick, MD 21701	
-	Plainti

John A. Whitaker State of Maryland Comptroller of Marvland

vs.

Prince George's County, Maryland

AND

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

District 18 of Prince George's County, described as follows: Account No. 2078376; known as Block 58, in "Greater Capitol Heights," Plat No. A-0867, 1,008 SF. Street address of 4611 Gunther Street, Capitol Heights, MD 20743.

# LEGALS

expired.

Maryland.

brances.

Plaintiff

of redemption in the hereinabove

described property situate, lying and being in Prince George's County, Maryland, sold by the

Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

ceeding. The Complaint states, among

other things, that the amount nec

essary for redemption for the sub-

ject property has not been paid,

although more than six (6) months

and a day from the sale has

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having

general circulation in Prince George's County, Maryland, once a week for three (3) consecutive

weeks, on or before the 25th day of

January, 2008, warning all persons having or claiming to have any

interest in the property described above to appear in this Court by the 4th day of March, 2008, and

redeem their respective property or

answer the Complaint, or there-after a Final Decree will be entered

foreclosing all rights of redemption

in and as to the property, and vest-ing in the Plaintiff a title in fee sim-

ple, free and clear of all encum-

The Defendants are hereby informed of the latest date to file a

written Answer or Petition to

Redeem the property mentioned in

the Complaint described above.

and that failure to file a response

on or before the date specified may

result in a Default Judgment fore-closing all rights of redemption in

and as to the property being ren-dered by this Court against them.

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

ORDER OF PUBLICATION

Maryland Financial and Real Estate

True Copy—Test:

89765

Peggy Magee, Clerk

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust. LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701

vs.

Prince Robinson Charleen Robinson Randa S. Azzam, Trustee Robert E. Frazier, Trustee Laura D. Pollard, Trustee Daniel I. Pesachowitz, Trustee State of Maryland Comptroller of Marvland People's Choice Home Loan, Inc. Prince George's County, Maryland

AND

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

District 18 of Prince George's County, described as follows: Account No. 2047330; known as Block 33, in "Greater Capitol Heights," Plat No. A-0867, 1,152 SF. Street address of 1004 Larchmont Avenue, Capitol Heights, MD 20743.

Defendants

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

### CAE 07-32060

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

The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

# LEGALS

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

Maurine L. Hill

VS.

Nathan Carter Prince George's County, Maryland

### AND

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

District 06 of Prince George's County, described as follows: Account No. 0611319; known as The Lynnhill Condominium, Plat No. A-8321, 1,2111 SF. Street address of 3107 Good Hope Ave, Temple Hills, MD 20748.

Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32076

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

other things, that the amount nec-(1-10, 1-17, 1-24)essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired.

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

PEGGY MAGEE Clerk of the Circuit Court for

Prince George's County, Maryland

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk 89768 (1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Ray Romanick George Nelson Smith Susan Smith Louise L. Zablocki Patricia A. Hess Herbert A. Callihan Prince George's County, Maryland

AND

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

District 06 of Prince George's County, described as follows: Account No. 0423012; known as Block M, in "Bradbury Park," recorded in Plat Book RNR 2, at Plat No. 74. Street address of 2411 Shadyside Avenue, Suitland, MD 20746.

Defendants

In the Circuit Court for

Plaintiff

District 18 of Prince George's 20743 (unimproved parcel).

Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 vs.

Ralph D. Rocks Jean W. Rocks State of Maryland Comptroller of

Maryland Prince George's County, Maryland

AND

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

County, described as follows: Account No. 2086338; known as Map 074, Grid A1, Parcel 4, Liber 01948, Folio 248. Street address of 86th Place, Capitol Heights, MD

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

True Copy—Te	est:
Peggy Magee,	Clerk
89761	(1-10, 1-17, 1-24)

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Robert Parker Jon Mekeal, Trustee Mortgage Electronic Registration Systems International Mortgage Corp, A Maryland Corporation Sherman Acquisition Limited Partnership State of Maryland Comptroller of Maryland Internal Revenue Service Prince George's County, Maryland

AND

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

District 15 of Prince George's County, described as follows: Account No. 1748698; known as Block 11, Lot 10, in "Marlton," Plat No. A-6480. Street address of 93078 South Moor Court, Upper Marlboro, MD 20772 (unimproved parcel).

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32058

Defendants In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32059

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

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk 89763 (1-10, 1-17, 1-24) result in a Default Judgment foreclosing all rights of redemption in and as to the property being ren-dered by this Court against them.

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89764

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Reves R. Palacios Aames Funding Corporation DBA Aames Home Loan State of Maryland Comptroller of Marvland Edward S. Cohn, Trustee Ronald S. Deutsch, Trustee Prince George's County, Maryland

### AND

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

District 17 of Prince George's County, described as follows: Account No. 1930189; known as Block D, Lot 10, in "Langley Park," Plat No. A-1718, 910 SF. Street address of 1436 Ruatan Street, Hyattsville, MD 20783.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32061

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

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32062

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

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months

and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk 89766 (1-10, 1-17, 1-24) True Copy—Test: Peggy Magee, Clerk <u>89767</u> (1-10,1-17,1-24)

### ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Keith Paterson Donnette Patterson World Savings Bank, FSB Gary Bradley, Trustee State of Maryland Comptroller of Maryland Prince George's County, Maryland

AND

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

District 05 of Prince George's County, described as follows: Account No. 0402271; known as Block A, Lot 2, in "Dania Hills," Plat No. A-6238, 1215 SF. Street address of 9606 Caltor Lane, Fort Washington, MD 20744.

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32063

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

### Maryland Civil Division CAE 07-32064

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

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

expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk

89769

(1-10,1-17,1-24)

### ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701

vs.

Dale J. Whipple Edigna R. Ŵĥipple Navy Federal Credit Union Prince George's County, Maryland

### AND

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

District 02 of Prince George's County, described as follows: Account No. 124586; 750 SF. Street address of 6833 Annapolis Road, Hyattsville, MD 20784.

# Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32065

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

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the sub-ject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk

Plaintiff

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encum-brances.

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

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

True Copy-Test: Peggy Magee, Clerk <u>89771</u> (1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

-	-	-	-	
Marylaı Trust, L		ncial a	nd Rea	al Estate
C/o Mi	chael K	Deck	er. Esc	mire
905 W. 7	7th Stro	at #33	6	14110
Frederic			0	
Freueric	$c_{\rm K}$ , wid .	21701		D1 ·
				Plaintiff
	vs.			

Samuel Owireko WMC Mortgage Corporation Richard T. Cregger, Trustee Jeffrey Nadel, Trustee Scott Nadel, Trustee Prince George's County, Maryland

### AND

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

District 13 of Prince George's County, described as follows: Account No. 1543628; known as Block Q, in "East Columbia Park," Plat No. A-0712, 1,296 SF. Street address of 7009 East Chesapeake Street, Hyattsville, MD 20785.

### Defendants

In the Circuit Court for ounty Maryland Civil Division CAE 07-32067

# LEGALS

ceeding.

Marvland.

general

brances.

described property situate, lying

and being in Prince George's County, Maryland, sold by the

Collector of Taxes for the State of

Maryland and Prince George's County to the Plaintiff in the pro-

The Complaint states, among other things, that the amount nec-essary for redemption for the sub-

ject property has not been paid,

although more than six (6) months

and a day from the sale has

expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County,

ORDERED, that notice be given

by the insertion of a copy of this

Order in some newspaper having general circulation in Prince

George's County, Maryland, once a week for three (3) consecutive

weeks, on or before the 25th day of

January, 2008, warning all persons having or claiming to have any

interest in the property described

above to appear in this Court by the 4th day of March, 2008, and

redeem their respective property

or answer the Complaint, or there-after a Final Decree will be entered

foreclosing all rights of redemption

in and as to the property, and vest-ing in the Plaintiff a title in fee sim-

ple, free and clear of all encum-

The Defendants are hereby

informed of the latest date to file a written Answer or Petition to

Redeem the property mentioned in

the Complaint described above, and that failure to file a response

on or before the date specified may

PEGGY MAGEE

Clerk of the Circuit Court for

ORDER OF PUBLICATION

Maryland Financial and Real Estate

QA Funding Group, a Maryland

Prince George's County, Maryland

All unknown owners of the proper-

ty described below, their heirs,

devisees, personal representatives,

and executors, administrators,

grantees, assigns or successors in

right, title, interest, and any and all

persons having or claiming to have

any interest in the leasehold or fee

simple in the property and premis-

District 10 of Prince George's

County, described as follows:

Account No. 1127414; known as Lot

26, Block 30, N Side Main Street,

Plat No. A-0848, 1,472 SF. Street

address of 405 Main Street, Laurel,

es situate, described as:

MD 20707.

Plaintiff

Trust, LLC C/o Michael K. Decker, Esquire

905 W. 7th Street, #336 Frederick, MD 21701

General Partnership

Edward J. Brush, Trustee

Ruban Rojas

AND

vs.

True Copy—Test:

89774

Peggy Magee, Clerk

### ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

Ralph A. Russell Shirley D. Russell Custom Mortgage Corporation Deborah Curran, Trustee Laura O'Sullivan, Trustee Mortgage Electronic Registration Systems Prince George's County, Maryland

AND

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

District 12 of Prince George's County, described as follows: Account No. 1200492; known as Block 4, Lot 4, in "Section 5, Hillcrest Heights," Plat No. A-2151, 1,348 SF. Street address of 2131 Keating Street, Temple Hills, MD 20748.

### Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32068

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

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encum-

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

# LEGALS

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust. LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

Matthew C. Paige Financial First Franklin Corporation Ronald L. Chasen, Trustee

Prince George's County, Maryland

### AND

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

District 07 of Prince George's County, described as follows: Account No. 0799940; known as Lot 59, in "Lots 1 Thru 66 and Parcel 'A', Gravstone of Bowie," Plat No. 138100, 1,372 SF. Street address of 16415 Pleasant Hill Court, Bowie, MD 20716.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32071

result in a Default Judgment fore-closing all rights of redemption in and as to the property being ren-dered by this Court against them. The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Prince George's County, Maryland Maryland and Prince George's County to the Plaintiff in the pro-(1-10,1-17,1-24) ceeding. The Complaint states, among

other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

### PEGGY MAGEE

County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee sim-ple, free and clear of all encum-brances.

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

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

True Copy—Test: Peggy Magee, Clerk

<u>89777</u> (1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff vs

Estate of Earnest W. Hill Bank of America, National Association Allan P. Feigelson Prince George's County, Maryland

AND

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

District 06 of Prince George's County, described as follows: Account No. 0509034; known as Master Plat 2, Iverson Square Condominium, Plat No. A-8053, 768 SF. Street address of 2752 Iverson Street, Temple Hills, MD 20748.

### Defendants

89770 (1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Carlos Rodriguez Karen Maiano Fremont Investment & Loan Friedman & Macfayden, P.A., Trustee Mortgage Electronic Registration Systems Prince George's County, Maryland

AND

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

District 02 of Prince George's County, described as follows: Account No. 0133660; known as Lot 18, Block L, in "Section 3, Landover Hills," Plat No. A-0223, 1,116 SF. Street address of 4212 72nd Avenue, Hyattsville, MD 20784.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32066

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

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

ceeding. The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

PEGGY Clerk of the Ci Prince George's C	rcuit Court for
True Copy—Test: Peggy Magee, Cle	rk
89772	(1-10,1-17,1-24)

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89773

### ORDER OF PUBLICATION

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Lateef F. Rogers Citifinancial, Inc. First Tennessee Bank National Association Olde Town Village Condominium Terry Renoux, Trustee Prince George's County, Maryland

### AND

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

District 06 of Prince George's County, described as follows: Account No. 0557264; known as Unit 1877, Group 7, in "Olde Towne Village Condo." Street address of 1877 S Addison Road, District Heights, MD 20747.

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32069

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32070

Defendants

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

The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk 89775 (1-10, 1-17, 1-24)

Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89776

### **ORDER OF PUBLICATION**

Maryland Financial and Real Estate Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

Ebonni Palmer Novastar Mortgage, Inc. Deborah Curran, Trustee Laura O'Sullivan , Trustee Prince George's County, Maryland

vs.

AND

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

District 06 of Prince George's County, described as follows: Account No. 0607044; known as Lot 36, Block A, in "Chester Grove Apartments," Plat No. A-9438, 1,408 SF. Street address of 3017 South Grove, Upper Marlboro, MD 20774.

> Defendants In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32072

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

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32073

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

other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired.

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk

89778

(1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Paul C. Ingleton Marva Ingleton Andres Federal Credit Union John David Motley, Trustee J.S. DuBose, Trustee Mortgage Electronic Registration Systems, Inc. Prince George's County, Maryland

### AND

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

District 09 of Prince George's County, described as follows: Account No. 0964874; known as Block A Thru C, Wise's Addition to Westchester Manor, Plat No. A-76420, 1,400 SF. Street address of 7225 Easy Street, Temple Hills, MD 20748.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32074

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

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encum-brances.

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 County to the Plaintiff in the pro-

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear this Court by the 4th day of March. 2008. and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk

9780 (	(1-10,1-17,1-24)
9700	1-10, 1-17, 1-24

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire
905 W. 7th Street, #336
Frederick, MD 21701
Plaintiff

Jose D. Hunter Navy Federal Credit Union Prince George's County, Maryland

VS.

### AND

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

District 05 of Prince George's County, described as follows: Account No. 00399154; known as Block A, Lot 111, Plat Five Thornwood Knoll, Plat No. 141007, 3,264 SF. Street address of 1903 Thistlewood Dr., Fort Washington, MD 20744.

### Defendants

In the Circuit Court for Prince George's County,

# LEGALS

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff vs.

George Ihekwoaba WMC Mortgage Corporation Howard N. Bierman Iacob Geesing Carrie M. Ward Mortgage Electronic Registration Systems, Inc. Prince George's County, Maryland

AND

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

District 05 of Prince George's County, described as follows: Account No. 0332593; known as Block D, Lot 70, Plat Twelve, Simmons Acres, Plat No. 133028, 3116 SF. Street address of 18109 Breann Ct., Accokeek, MD 20607.

Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32078

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of

December, 2007, 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 general George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid,

although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of

December, 2007, by the Circuit Court for Prince George's County, Marvland.

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 25th day of anuary, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances

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

PEGGY MAGEE Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89783

### ORDER OF PUBLICATION

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

PNC Bank, NA

### AND

District 02 of Prince George's County, described as follows: Account No. 0095547; known as BLDG C UNIT 5558, in Tuxedo Industrial Park Condominium, Plat No. 136034, 1,865 SF. Street address of 5558 Tuxedo Road, Hyattsville, MD 20785.

Defendants

# LEGALS

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs

J & J Metropolitan Properties, LLC PNC Bank, NA

Prince George's County, Maryland

### AND

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

District 02 of Prince George's County, described as follows: Account No. 0095539; known as BLDG C UNIT 5556, in Tuxedo Industrial Park Condominium, Plat No. 136034, 1,866 SF. Street address of 5556 Tuxedo Road, Hyattsville, MD 20785.

> Defendants In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32081

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

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89786

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Erika P. Hunt The Lending Connection, Inc. Fidelity National Title Insurance Company of New York Prince George's County, Maryland

AND

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

District 07 of Prince George's County, described as follows: Account No. 0784462; known as Plat No. 37 Kettering, Plat No. A-7512, 1852 SF. Street address of 13306 Burleigh Street, Upper Marlboro, MD 20774.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32083

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

vs. J & J Metropolitan Properties, LLC

Prince George's County, Maryland

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

and as to the property being rendered by this Court against them.

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

True Copy-Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89779

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

Glendora Holborough Prince George's County, Maryland

### AND

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

District 07 of Prince George's County, described as follows: Account No. 0769679; known as Plat 21, Mitchellville East, Plat No. 146082, 2,188 SF. Street address of 2704 Archangel Ct, Bowie, MD 20716.

### Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32075

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

### Marvland **Civil Division** CAE 07-32077

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

other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy-Test: Peggy Magee, Clerk 89781 (1-10,1-17,1-24)

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

True Copy—Test: Peggy Magee, Clerk 89782 (1-10,1-17,1-24)

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Fatheya Ibrahim

Sunset Mortgage Company, LP Fidelity National Title Insurance Company Mortgage Electronic Registration Systems, Inc. Prince George's County, Maryland

AND

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

District 02 of Prince George's County, described as follows: Account No. 0100578; known as Section 4, Block V, Lot 17, Landover Hills, Plat No. A-0224, 1,220 SF. Street address of 4111 71st Avenue. Hyattsville, MD 20784.

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32079

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove

### CAE 07-32080

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

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

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee sim-ple, free and clear of all encumbrances

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

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

True Copy-Test: Peggy Magee, Clerk

89784

(1-10,1-17,1-24)

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89785

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

VS.

Hyde E. Sinclair Prince George's County, Maryland

AND

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

District 08 of Prince George's County, described as follows: Account No. 0835959; Map 178, Grid D4, Parcel 45, 1.00 AC, 907 SF. Street address of 20801 Aquasco Road, Aquasco, MD 20608.

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32082

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

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

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

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

True Copy—Test: Peggy Magee, Clerk 89787 (1-10,1-17,1-24)

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

# LEGALS

### ORDER OF PUBLICATION

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Olawoyin O. Iluyomade Wells Fargo Bank, N.A. John Burson, Esquire Bank of America, N.A. PRLAP, Inc.

Prince George's County, Maryland

### AND

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

District 09 of Prince George's County, described as follows: Account No. 0984724; known as Section Two, Sherwood Forest, Plat No. A-3748. Street address of Thomas Drive, Upper Marlboro, MD 20772 (unimproved parcel).

Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32084

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

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encum-brances.

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

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

described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marrierd Marvland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy-Test: Peggy Magee, Clerk

(1-10,1-17,1-24) 89791

### ORDER OF PUBLICATION

Maryland Capital Trust. LLC
Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire
905 W. 7th Street, #336
Frederick, MD 21701
Plaintiff

		]
vs.		

The Hig Corporation, et al. Prince George's County, Maryland

### AND

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

District 10 of Prince George's County, described as follows: Account No. 1051259: Street address of 13300 Baltimore Avenue, Laurel, MD 20707 (unimproved parcel).

Defendants

# LEGALS

# **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

James L. Holland Wall Street Mortgage, Ltd. National City Bank John Burson, Trustee Prince George's County, Maryland

AND

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

District 11 of Prince George's County, described as follows: Account No. 1152115; known as Blandford Subdivision, Lots 2 & 3, Subdivision 800, Plat No. A-2221, 1,260 SF. Street address of 6506 Old Marbury Road, Brandywine, MD 20613.

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32086

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

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

It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances

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

# County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding. The Complaint states, among

other things, that the amount nec-essary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired.

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:

Peggy Magee, Clerk

(1-10,1-17,1-24) 89792

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336

Frederick, MD 21701 vs.

Patricia S. Hite Washington Mutual Bank, F.A. John Burson, Trustee Prince George's County, Maryland

Plaintiff

AND

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

District 12 of Prince George's County, described as follows: Account No. 1273630; known as Huntley Square Condominium, Subdivision 2870, Plat No. A-8298, 1,056 SF, Unit 3330-B-2. Street address of 3330 Huntley Square Drive, Temple Hills, MD 20748.

Defendants

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC /o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs Daniel Irving

NCO Portfolio Management, Inc. Prince George's County, Maryland

AND

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

District 18 of Prince George's County, described as follows: Account No. 2037554; The front 100 feet of Lots numbered Three Hundred Sixty-one (361), Three Hundred Sixty-two (362), Three Hundred Sixty-three (363), and Three Hundred Sixty-four (364) in Martin Dodge's subdivision of Cedar Heights, Plat No. A-0042, Street address of Cedar Heights Drive, Capitol Heights, MD 20743 (unimproved parcel).

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32123

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the sub-

ject property has not been paid, although more than six (6) months and a day from the sale has

expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee sim-ple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment fore-

### ORDER OF PUBLICATION

CHANCE HOMES, LLC C/O THE LAW OFFICES OF HEIDI S. KENNY, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

vs. Moumouni N Kouda

Serve at: 12039 Beltsville Dr Beltsville, MD 20705

Serve at: 6447 Kansas Lane, Apt 304 Takoma Park, MD 20912 and

Richard T. Cregger, Trustee

Serve at: 6727 Montour Dr Falls Church, VA 22043

Serve at: PO Box 4034 Falls Church, VA 22044

Serve at: 4128 36th Street, Ste 860 Arlington, VA 22206 and

WMC Mortgage Corp.

Serve at: CSC Lawyers Incorporating Service, Resident Agent 7 St Paul St., Ste 1660 Baltimore, MD 21202

Serve at: PO Box 54089 Los Angeles, CA 90054

6320 Canoga Ave Serve at: Woodland Hills, CA 91367

Serve at: Litton Loan Servicing, LF 2711 Centerville Road Suite 400 Wilmington, DE 19808

Serve on: Litton Loan Servicing, LP CSC Lawyers Incorporating Service Co., Resident Agent 7 St Paul Street, Ste 1660 Baltimore, MD 21202

AND

and

and

PROPERTY:

devisees,

12039 Beltsville Dr

Beltsville, Maryland 20705

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

Prince George's County, Maryland

S/O Stephanie P. Anderson,

14741 Governor Oden Bowie

Upper Marlboro, MD 20772

UNKNOWN OWNERS OF THE

The unknown owner's heirs,

and

Representatives and their or any of

their heirs, devisees, executors,

County Attorney

Drive, Room 5121

12039 Beltsville Dr Beltsville, Maryland 20705

Defendants

Defendant

True Copy—Te	st:	
Peggy Magee, (	Clerk	
89788	(1-10,1-17,1-24)	

### ORDER OF PUBLICATION

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Leroy Hines Lorraine Hines People's Choice Home Loan, Inc. Ronald S. Deutsch Mortgage Electronic Registration Systems, Inc. Prince George's County, Maryland

AND

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

District 12 of Prince George's County, described as follows: Account No. 1219955; known as Birchwood City, Lot 22, Block C, Plat No. A-4605, 1,135 SF. Street address of 5502 Chloe Drive, Oxon Hill, MD 20745.

### Defendants

### In the Circuit Court for Prince George's County, Marvland Civil Division CAE 07-32087

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32085

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

other things, that the amount nec-essary for redemption for the sub-ject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 31st day of December, 2007, 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 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—T Peggy Magee,	
89789	(1-10,1-17,1-24)

PEGGY MAGEE

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

True Copy—Test: Peggy Magee, Clerk (1-10, 1-17, 1-24)89790

### **ORDER OF PUBLICATION**

Maryland Capital Trust, LLC C/o Michael K. Decker, Esquire 905 W. 7th Street, #336 Frederick, MD 21701 Plaintiff

vs.

Lois Hobson Brown Mortgage Corp. Mortgage Electronic Registration Systems, Inc. Prime Acceptance Corp. Deborah Curran, Trustee Laura O'Sullican, Trustee Prince George's County, Maryland

### AND

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

District 18 of Prince George's County, described as follows: Account No. 2003374; known as Family Unit 3 in the Central Park Condominium, Plat No. A-5323, 1,818 SF. Street address of 126 Daimler Drive, Capitol Heights, MD 20743.

### Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32088

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32089

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

Maryland and Prince George's County to the Plaintiff in the proceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid,

although more than six (6) months and a day from the sale has It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County,

Marvland. 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 25th day of anuary, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or there-after a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vest-ing in the Plaintiff a title in fee simple, free and clear of all encumbrances

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

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

True Copy-Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89793

closing all rights of redemption in and as to the property being ren-dered by this Court against them.

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

True Copy—Test: Peggy Magee, Clerk 89794 (1-10,1-17,1-24)

# NOTICE

Deborah K. Curran Laura H. G. O'Sullivan, Trustees Plaintiffs vs.

Angela Benjamin

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

Defendants

Civil No. CAE 07-13405

ORDERED, this 4th day of January, 2008 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13815 Piscataway Road, Fort Washington, MD 20744 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of February, 2008 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 4th day of February, 2008, next. The report states the amount of sale to be \$400,405.33.

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

True Copy-Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89828



administrators, grantees, assigns, or successors in right, title and interest.

### Defendants

Personal

In the Circuit Court for Prince George's County, Maryland CASE NO .:

CAE 07-31594

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

1. 1,700.0000 Sq. Ft. & Imps. Calverton Townes Lot 5 Blk L, Assmt \$157,752 Lib 24948 Fl 144 and assessed to Moumouni N Kouda, also known as 12039 Beltsville Dr, Beltsville, Maryland 20705 Tax Account No. 01-0037762 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Órder in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of January, 2008, warning all persons interested in the property to appear in this Court by the 4th day of March, 2008, and redeem the property described above 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

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

True Copy—Tes	t:
Peggy Magee, C	Ilerk
89718	(1-10,1-17,1-24)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 7815 FISKE AVENUE LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Francois Diadhiou dated July 28, 2006 and recorded in Liber 25862, Folio 367 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$306,000.00, and an original interest rate of 9.650, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on February 5, 2008 AT 11:07 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 \$32,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

> > (1-17,1-24,1-31) 89897

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

<u>89895</u>

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 10117 PHOEBE LANE HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Virginie Guidy dated November 21, 2006 and recorded in Liber 26546, Folio 451 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,000.00, and an original interest rate of 8.560, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:08 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.

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 4707 LAKE ONTARIO WAY BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Cynthia D. Dickens and Kelvin J. Dickens dated November 28, 2006 and recorded in Liber 26843, Folio 561 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$482,000.00, and an original interest rate of 9.550, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:09 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 \$50,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31)

89899

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9905 CONE COURT UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from John M Bayer and Deborah Bayer dated December 23, 2005 and recorded in Liber 24416, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$114,000.00, and an original interest rate of 10.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:10 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.

# LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 2326 KENTON PLACE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Kyisha Powell-Russ dated March 15, 2006 and recorded in Liber 24885, Folio 564 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,000.00, and an original interest rate of 8.300, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:11 AM.

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

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

Terms of Sale: A deposit of \$18,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 5708 LYNGATE COURT LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Marva J. Herring dated June 17, 2005 and recorded in Liber 25870, Folio 614 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$445,600.00, and an original interest rate of 8.450, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:12 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$45,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

Terms of Sale: A deposit of \$12,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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 \$46,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31) 89898

(1-17,1-24,1-31) 89900

(1-17,1-24,1-31)

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

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

### **15914 ELF STONE COURT BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Pamela Sutton dated April 28, 2005 and recorded in Liber 22227, Folio 220 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 7.100, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and constitute The previous of the specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:13 AM.

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

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

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

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17,1-24,1-31)

<u>89901</u>

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

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

### 7724 HANOVER PARKWAY, UNIT 191 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Amos M. Mushala and Jessica Kamala-Mushala dated October 10, 2006 and recorded in Liber 26214, Folio 433 among the Land Records of Prince George's County Maryland with an original with an original with an of \$207,200.00, and an original interest rate of 10.150, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:14 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

# LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 824 PLEASANT HILL LANE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Taofiki A. Kolapo dated December 30, 2004 and recorded in Liber 21428, Folio 429 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$216,800.00, and an original interest rate of 7.950, default having occurred under the terms thereof the Substitute Trustees will sell at public auction at 14735 Main thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5**, 2008 AT 11:15 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 \$22,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31)

89905

89903

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY **10800 GLENSHIRE DRIVE** GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Sheila A. Miles and Reginald D. Miles dated May 26, 2004 and recorded in Liber 22313, Folio 521 among the Land Records of Prince George's Jounty Maryland with an original principal balance of \$480.80 and an original interest rate of 6.400, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008** AT 11:16 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.

# LEGALS

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

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

> 9424 FAIRHAVEN AVENUE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Carolyn D. Kemp dated May 15, 2006 and recorded in Liber 25185, Folio 016, and re-recorded at Liber 29057, Folio 599 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$253,500.00, and an original interest rate of 9.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:17 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 \$28,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17,1-24,1-31)

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

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

### 578 HARRY S. TRUMAN DRIVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Linnell A. Epps dated June 30, 2006 and recorded in Liber 27409, Folio 515 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$35,000.00, and an original inter-est rate of 7.540, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on February 5, 2008 AT 11:18 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 \$21,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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 \$52,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com 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 \$4,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

(1-17.1-24.1-31) 89904 (1-17.1-24.1-31)89906 (1-17.1-24.1-31)

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

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

### 902 LINWOOD STREET HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Ekaette McDuff and Dominic McDuff dated June 22, 2006 and recorded in Liber 26229, Folio 339 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$340,000.00, and an original interest rate of 7.630, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:19 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 \$36,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss of damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

<u>89907</u>

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

(1-17, 1-24, 1-31)

<u>89908</u>

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

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

### 2225 FOREST GLADE LANE SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Edward Johnson III dated May 24, 2006 and recorded in Liber 25888, Folio 534 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$207,200.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5**, 2008 AT 11:22 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

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 9817 DOUBLETREE LANE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Pete Mckinnis dated November 8, 2005 and recorded in Liber 24307, Folio 571 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$468,000.00, and an original intersubstitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:20 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 \$47,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31)

89909

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

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

### 7165 CROSS STREET #104 **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Willie Thomas and Theresa Thomas dated July 17, 2006 and recorded in Liber 26151, Folio 656 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an original interest rate of 9.440, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008** AT 11:23 AM.

# LEGALS

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

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

### **10564 JOYCETON DRIVE** UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from from Francine M. Sinclair and Willie Sinclair dated June 9, 2005 and recorded in Liber 22658, Folio 343 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$180,000.00, and an original interest rate of 10.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:21 AM**.

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

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

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

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17, 1-24, 1-31)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### **13819 CHESTNUT OAK LANE BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust from Andre Jones and Veronica Jones dated July 28, 2006 and recorded in Liber 25955, Folio 106 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$807,500.00, and an original interest rate of 8.900, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5**, 2008 AT 11:24 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 \$22,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, ordeo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

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

Terms of Sale: A deposit of \$17,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

> > (1-17,1-24,1-31)

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 \$86,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31) 89911 89912

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 5424 TAUSSIG ROAD BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from Mirna S. Retana and Nelson Casceres a/k/a Nelso Caceres dated October 24, 2006 and recorded in Liber 26745, Folio 007 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$292,000.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:25 AM.

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

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

Terms of Sale: A deposit of \$31,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

<u>89913</u>

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 6507 LOUISE STREET LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Shaun P. Fleming and Elwyn S. Fleming dated June 21, 2005 and recorded in Liber 27573, Folio 288 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:26 AM.

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 7558 SOUTH ARBORY LANE, UNIT 384 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Marlana S. White dated June 26, 2006 and recorded in Liber 26071, Folio 299 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$249,475.00, and an original interest rate of 8.800, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing / Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on February 5, 2008 AT 11:27 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 \$27,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

<u>89915</u>

(1-17,1-24,1-31)

(1-17,1-24,1-31)

<u>89918</u>

### COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208

Towson, MD 21204 SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 12706 RICHLAND PLACE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Ronald A. Weeks, Sr. a/k/a Ronald Avery Weeks, Sr. dated November 13, 2006 and recorded in Liber 26631, Folio 116 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$346,000.00, and an original interest rate of 9.540, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:28 AM**.

# LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 6206 ERLAND WAY LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Mabel Marshall dated May 24, 2006 and recorded in Liber 25366, Folio 531 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$558,000.00, and an original interest rate of 7.800, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:29 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 \$57,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-17,1-24,1-31)

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

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3011 COURTSIDE ROAD BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Brandon C. Bellamy dated July 28, 2006 and recorded in Liber 25811, Folio 695 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$536,760.00, and an original interest rate of 9.320, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:30 AM**.

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

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

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

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

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

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

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 \$37,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31) 89919

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 \$59,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31) 89917

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 3313 25TH AVENUE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Deborah A. Rigsby dated May 25, 2006 and recorded in Liber 25446, Folio 244 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:31 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 \$32,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

<u>89920</u>

(1-17,1-24,1-31)

89921

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 6200 ERLAND WAY LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Cedric Council and Kimberly Thorne dated February 10, 2006 and recorded in Liber 24352, Folio 394 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$492,000.00, and an original interest rate of 7.630, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:34 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.

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 1112 RING BILL LOOP UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Steven Williams Sr. dated July 14, 2005 and recorded in Liber 23178, Folio 415 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 6.300, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:32 AM.

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

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

Terms of Sale: A deposit of \$31,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31)

<u>89922</u>

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 10610 WOODLAWN BOULEVARD UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Chawn M. Tate dated November 28, 2006 and recorded in Liber 26867, Folio 200 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an

# LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 5804 SORA LANE

RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Afra Israel a/k/a Afra Isreal dated September 7, 2006 and recorded in Liber 26767, Folio 223 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 8.900, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 5, 2008 AT 11:33 AM.

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

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

Terms of Sale: A deposit of \$33,100.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-17,1-24,1-31)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 609 64TH AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Abosede Akinlade dated May 18, 2007 and recorded in Liber 27902, Folio 596 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$265,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 12, 2008 AT 11:10 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 \$53,300.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

original interest rate of 10.850, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 5, 2008 AT 11:35 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 \$25,600.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

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

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

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

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

(1-17,1-24,1-31) 89924

(1-17,1-24,1-31) 89964

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 1404 ADAMS DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Michele L. Crawford and Curtis Crawford dated July 11, 2005 and recorded in Liber 26027, Folio 200 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,750.00, and an original interest rate of 6.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:11 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 \$21,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

<u>89965</u>

(1-24, 1-31, 2-7)

89966

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1126 KAYAK AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Belinda Harris dated November 14, 2005 and recorded in Liber 24459, Folio 346 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$120,000.00, and an original interest rate of 8.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing / Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 12, 2008 AT 11:14 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.

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 700 CALVERT LANE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Steven H. Brown dated April 15, 2005 and recorded in Liber 22417, Folio 438 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:12 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 \$25,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-24,1-31,2-7)

89977

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 111 EL CAMINO WAY FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Gwendolyn Jones, dated January 11, 2007 and recorded in Liber 27076, Folio 243 among the Land Records of Prince George's County, principal balance of \$28 and with an original original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picimmediately next to Bourne nic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:15 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

# LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 6003 RAYBURN DRIVE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Everett J. Suggs dated September 14, 2005 and recorded in Liber 24511, Folio 539 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,350.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:13 AM.

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

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

Terms of Sale: A deposit of \$24,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(1-24,1-31,2-7)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 6006 LONGFELLOW STREET RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Tameca R. Garner dated December 1, 2003 and recorded in Liber 18550, Folio 406 among the Land Records of Prince George's County, with an orig nal principal balance of \$130,000.00 original interest rate of 7.650, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picimmediately next to the Bourne nic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:16 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 \$13,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

> > (1-24,1-31,2-7) 89979

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

Terms of Sale: A deposit of \$30,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com 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 \$13,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Ronald S. Deutsch, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

(1-24,1-31,2-7) 89980

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11608 EMACK ROAD BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Juan J. Rivas-Calderon dated April 10, 2006 and recorded in Liber 24840, Folio 491 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$292,000.00, and an original interest rate of 8.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:17 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$31,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Ronald S. Deutsch, Substitute Trustees

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-24,1-31,2-7)

89981

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13106 YORKTOWN DRIVE BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Atul R. Dighe and Annikki S. Dighe dated January 14, 2004 and recorded in Liber 18995, Folio 188 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$264,500.00, 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 Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:20 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.

# LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 14202 POLLIN STREET ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Veronica L. George and Vincent L. George dated April 18, 2007 and recorded in Liber 27807, Folio 680 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$508,000.00, and an original interest rate of 6.340, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on FEBRUARY 12, 2008 AT 11:18 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 \$53,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Ronald S. Deutsch, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

89982

(1-24,1-31,2-7) 89983

# LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 7613 LAKE GLEN DRIVE GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Willie Simpson dated May 31, 2006 and recorded in Liber 25404, Folio 528 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$589,500.00, and an original interest rate of 7.620, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 12, 2008 AT 11:19 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 \$25,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

(1-24,1-31,2-7)

rende berende b



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 cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Ronald S. Deutsch, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

\*\*\*\*

# Call (301) 627-0900 or Fax (301) 627-6260

\*\*\*\*

# Your Newspaper

Legal Record

Harry B. Sewell, Jr. 3717 Decatur Ave., Unit 2 Kensington, MD 20895 (301) 949-4656

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH C. PODANY

Notice is given that David Podany, whose address is 264 Michener Court, West Severna Park, Maryland 21146 was on January 8, 2008 appointed personal representative of the estate of Joseph C. Podany who died on May 10, 2005 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 July, 2008. 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 presentative mails or otherwise delivers to the creditor a copy of this published notice or other writnotice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the 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.

DAVID PODANY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772

	Estate No. 77631
89969	(1-24, 1-31, 2-7)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **JACK BEDROSIAN**

Notice is given that Roswitha Nicholas, whose address is 1400 Earlshire Place, Plano, TX 75075 was on November 30, 2007 appointed personal representative of the estate of Jack Bedrosian who died on November 22, 2007 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 30th day of May, 2008. Any person having a claim

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:

### Law Offices AXELSON, WILLIAMOWSKY, **BENDER & FISHMAN, P.C.** Attorneys and Counselors At Law 401 North Washington Street, Suite 550 Rockville, Maryland 20850

### Telecopier 301-424-0124 SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 7529 Val Lane, Forestville, MD 20747-1891

Telephone 301-738-7657

By virtue of the power and authority contained in a Deed of Trust from Elaine Annette Mackall and Robert Eugene McClain, dated December 20, 1996 and recorded in Liber 11210 at Folio 288 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 entrance of the secured portion of the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), Upper Marlboro, Maryland, on

MONDAY, FEBRUARY 11, 2008 AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

LOT 24, BLOCK B, AS SHOWN ON A PLAT ENTITLED "PLAT FOUR, WINTERGREEN", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, AT PLAT 77, AMONG THE LAND RECORDS OF PRINCE GEORGE' S COUNTY, MARYLAND.

BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 11052, AT FOLIO 79.

Said property is improved by a dwelling and is sold in "as is condition.'

TERMS OF SALE: A deposit of \$18,000.00 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 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the 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 against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

# JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

AND ERICA T. DAVIS Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**AUCTIONEERS** Brenda J. DiMarco 14804 Main Street Upper Marlboro, MD 20772 Tel: (301) 627-1002

GEORGE Z. PETROS SUBSTITUTE TRUSTEE 5849 ALLENTOWN ROAD CAMP SPRINGS, MD 20746 301-423-1000

### SUBSTITUTE TRUSTEES' SALE of Valuable Real Property known as 401 Swan Creek Road, Fort Washington, MD 20744

UNDER and by virtue of the power of sale contained in a Deed of Trust from Carmen S. Rooney and Edward Rooney, III, her hus band to David A. Edlavitch, Trustee, dated February 12, 2007 and recorded among the land records of Prince George's County in Liber 27169 folio 176 and Deed of Appointment of Substitute Trustee dated November 30, 2007 and recorded among the aforementioned land records substituting George Z. Petros as Substituted Trustee under the Deed of Trust aforesaid, Evergreen Title & Escrow Corp. Profit Sharing Plan being the current holder of the Note secured thereby, and default having occurred under the terms thereof, the undersigned Substitute Trustee will offer for sale at public auction at the entrance to the secured por-tion of the parking garage, specifi-cally designated by the presence of the picnic table which is located to the left of the Bourne Wing/Commissioner's Entrance to the Circuit Court for Prince George's County, 14757 Main St., Upper Marlboro, Maryland on

### MONDAY, FEBRUARY 11, 2008 AT 9:30 A.M.

# All that lot of ground and the improvements thereon situate in Prince George's County, State of Maryland and described as follows:

LOT NUMBERED NINE (9) IN A SUBDIVISION KNOWN AS "SEC-TION ONE (1) SWAN LAKE DEVELOPMENT", AS PER PLAT BOOK 22 AT PLAT 20 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 5TH ELECTION DISTRICT OF SAID

Subject to all covenants, restrictions and easements of record, if any.

COUNTY.

TERMS OF SALE: A cash deposit of \$5,000.00 will be required at the time of sale, the balance to be payable in cash within thirty (30) days after ratification of the sale by the Circuit Court for Prince George's County, Maryland, with interest on said balance from the date of sale to date of settlement at the rate of 15 percent. Failure of the purchaser to settle will result in resale of the property at the risk and cost of the purchaser, or forfeiture of deposit at the election of the Substitute Trustee. The Trustee herein reserves the right to waive the deposit requirements if the noteholder or his agent is the successful bidder.

All adjustments will be made as of the date of sale including the front foot benefit charge of the appropriate governing agency, if any, which will be adjusted for the current year to the day of sale and thereafter assumed by the Purchaser.

All costs of conveyancing, including transfer taxes and state revenue stamps will be paid by the Purchaser. If the Substitute Trustee is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the substitute trustee. Purchaser assumes the risk of loss or damages to the property from the date of sale forward. The property will be sold in as "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, mer-chantability, or other similar nat-

# LEGALS

NOTICE IN THE MATTER OF: LOIS VALLINA ANN WILLIAMS

FOR THE CHANGE OF NAME TO: LOIS VALLINA ANN BROOKS

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-33873

A Petition has been filed to change the name of Lois Vallina Ann Williams to Lois Vallina Ann Brooks.

The latest day by which an objection to the Petition may be filed is February 11, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 08-00603

change the name of Abioseh Johnson to Abioseh Pearce.

The latest day by which an objec-

tion to the Petition may be filed is

Peggy Magee Clerk of the Circuit Court for

Prince George's County, Maryland

A Petition has been filed to

IN THE MATTER OF: ABIOSEH JOHNSON

FOR THE CHANGE OF NAME TO:

ABIOSEH PEARCE

February 11, 2008.

89941

(1-24)

89937



### NOTICE

### IN THE MATTER OF: ISHA KALLAY

FOR THE CHANGE OF NAME TO: ISHA MAMUSU KARGBO

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-01667

A Petition has been filed to change the name of Isha Kallay to Isha Mamusu Kargbo. The latest day by which an objec-

tion to the Petition may be filed is February 18, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 89945 (1-24)

# School Website Supports School Improvement User-friendly Web site Offers Educational **Resources For All**

(1-24)

Courtesy Maryland State Department of Education

BALTIMORE – The Maryland State Department of Education has unveiled its new and improved MdK12.org website, designed to meet the expanding needs of the K-12 community. The site, currently celebrating its 10th anniversary, has been greatly reorganized and expanded.

The site was created to help schools analyze their state assessment data and guide them in making data-based instructional decisions that would support improved performance for all students. The site contains a multitude of resources to support schools, teachers, parents, and students, who have accessed more than 450 million pages over the past 10 months. The new design makes it easier to navigate the site and locate resources.

# LEGALS

(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.

ROSWITHA NICHOLAS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772

Estate No. 77658 89970 (1-24,1-31,2-7)

### NOTICE

### IN THE MATTER OF: PRISCILLA WANJIKU KAMUGO

FOR THE CHANGE OF NAME TO: MOLLY PRISCILLA WANJIKU RYAN

In the Circuit Court for Prince George's County, Maryland

### Case No. CAE 08-01573

A Petition has been filed to change the name of Priscilla Wanjiku Kamugo to Molly Priscilla Wanjiku Ryan.

The latest day by which an objection to the Petition may be filed is February 18, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 89944 (1-24)

89968

### NOTICE

### IN THE MATTER OF: DORCAS OYETORO AKINTONDE

FOR THE CHANGE OF NAME TO: OLUWABUNMI DORCAS AKINTONDE

In the Circuit Court for Prince George's County, Maryland

### Case No. CAE 05-16893

A Petition has been filed to change the name of Dorcas Oyetoro Akintonde to Oluwabunmi Dorcas Akintonde.

The latest day by which an objection to the Petition may be filed is February 18, 2008. Peggy Magee

Clerk of the Circuit Court for Prince George's County, Maryland 89942 (1-24)

(1-24,1-31,2-7)

### NOTICE

IN THE MATTER OF: GABRIEL BOLA OLUKUNLE GABRIEL AJIBOLA OLUKUNLE **BOLA OLUKUNLE** 

FOR THE CHANGE OF NAME TO: AJIBOLA OLUKUNLE

In the Circuit Court for Prince George's County, Maryland

### Case No. CAE 07-21229

A Petition has been filed to change the name of Gabriel Bola Olukunle and Gabriel Ajibola Olukunle and Bola Olukunle to Ajibola Olukunle.

The latest day by which an objection to the Petition may be filed is February 18, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 89943 (1-24)

NOTICE

BEATRICE DELORES GLADDEN

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 08-00348

The latest day by which an objec-

tion to the Petition may be filed is

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland

BEATRICE DELORES BUSH

IN THE MATTER OF:

FOR THE CHANGE OF

NAME TO

Gladden.

89939

February 11, 2008.

GEORGE Z. PETROS Substitute Trustee.

(1-24,1-31,2-7) 89967

### THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: SANDRA BLACKWELL Estate No.: 77787

# NOTICE OF JUDICIAL

### PROBATE

To all Persons Interested in the above estate: You are hereby notified that a

Petition has been filed by TWAN-DA WRIGHT for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 5303 Chrysler Way, Courtroom C-1, Upper Marlboro, MD 20772 on February 27, 2008 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 Óffice of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD. 20773

89971

(1-24)

(1-24, 1-31)

With the new look, MdK12.org has maintained its most popular content, such as the Voluntary State Curriculum. Toolkit, public release versions of the High School Assessments and practice tests, Adequate Yearly Progress information, and HSA and MSA data. This year the site has added some new features, including:

Stakeholder Group Pages - Teachers, parents, principals, high school students, and board members have their own home pages organized by particular aspects of Maryland standards and assessments.

MSA and HSA Item of the Week – One released or sample MSA and HSA item is highlighted each week.

Expanding Perspectives – This section of the site will facilitate discussion about school improvement issues.

Data Explorer – New ways of analyzing data are included in this section of the site.

The MdK12 website includes links to several other websites, including MSDE resources such as HSAexam.org. Some of the site's newer fea tures will be further developed throughout the year and new material is being added constantly. Users are asked to share comments on the feedback survey page, which can be obtained by clicking on the feedback link, located at the bottom of every page.

NOTICE IN THE MATTER OF:

> FOR THE CHANGE OF NAME TO:

In the Circuit Court for Prince George's County, Maryland

A Petition has been filed to change the name of Caty Palma Escobar (minor) to Caty Palma-Esc obar.

tion to the Petition may be filed is February 11, 2008.

Peggy M Clerk of the Circu	ait Court for
Prince George's Cou	unty, Maryland
89940	(1-24)

CATY PALMA ESCOBAR

# CATY PALMA-ESCOBAR

A Petition has been filed to change the name of Beatrice Delores Bush to Beatrice Delores

Case No. CAE 08-00438

The latest day by which an objec-

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY**

### 6612 LAKE PARK DRIVE UNIT #301 **GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Angel Ellis dated July 22, 2005 and recorded in Liber 23161, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$212,000.00, and an original interest rate of 6.850, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, imme-diately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:18 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 \$22,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other sector incident to actuate the public the nurchess. other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of 2007 06 for property for the settlement of sale forward. \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers and Ronald S. Deutsch, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

> > (1-10,1-17,1-24)

89851

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

89850

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY**

### 5804 BARNES DRIVE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Patrick M. Jackson and Benita M. Jackson dated March 17, 2006 and recorded in Liber 24854, Folio 713 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000,00, and an original interest rate of 7.130, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on JANUARY 29, 2008 AT 11:20 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.

# LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 2037 SOUTH ANVIL LANE **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Michael Fair dated October 30, 2006 and recorded in Liber 26499, Folio Michael Fair dated October 30, 2006 and recorded in Liber 26499, Folio 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,875.00, and an original inter-est rate of 10.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on January 29, 2008 AT 11:19 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 \$21,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

# Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY**

### 7314 24TH AVENUE HYATTSVILLE/ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust from Maria D. Martell and Pablo O. Martell dated June 7, 2005 and recorded in Liber 22532, Folio 108 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 8.700, default having occurred under the erms thereof, the Substitute Trustees will sell at public auction at 14/35Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table). Upper Marlboro, Maryland 20772, on **February 5, 2008 AT** 11:06 AM.

# LEGALS

### ORDER OF PUBLICATION

T. I. Finance & Investment, LLC 1340 Old Chain Bridge Road Suite 207 McLean, Virginia 22101 Plaintiff

vs.

Napha Fatmata Sanneh-Sawaneh, assessed owner 13003 Old Chapel Road Bowie, Maryland 20720

Mohamed Sawaneh, assessed owner 13003 Old Chapel Road Bowie, Maryland 20720

Delta Funding Corporation, a New York corporation 1000 Woodbury Road P.O. Box 9009 Woodbury, New York, 11797

Serve: The Corporation Incorporated, Resident Agent Trust 300 E. Lombard Street Baltimore, Maryland 21202

Mortgage Electronic Registration System, Inc. a Delaware corporation

P.O. Box 2026 Flint, MI 48501-2026

Serve:

The Prentice-Hall Corporation System, Inc., Resident Agent 2711 Centerville Road, Suite 400 Wilmington, DE 19808

David N. Prensky, Trustee 5225 Wisconsin Avenue, NW Washington, DC 20015

Prince George's County, Maryland Serve: Stephanie Anderson, County Attorney

14735 Main Street Upper Marlboro, MD 20772

and any and all persons that have or claim to have any interest in the property described as:

(a) PROPERTY DESCRIPTION

Lot 9, Block D in Section Five of the Subdivision known as "SEC-TION FIVE, PROSPECT KNOLLS" per plat of subdivision recorded in the Land Records of Prince George's County, Maryland, in Plat Book WWW 65 at Plat 33; being all of that property described in deed recorded in the aforesaid Land Records in Liber 12790 at folio 694; Property Tax Identification No. 14-1682210.

### Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 07-31238

The object of this proceeding is to secure the foreclosure of all rights of redemption in the aforegoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2007 County tax sale.

The Complaint states, among other things, that the amount nec-essary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this er having general circulation in Prince George's County, Maryland, once a for three (3) successive week weeks, warning all persons inter-ested in the said property to be and appear in this Court by the 4th day of March, 2008, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title free and clear of all encumbrances.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the pro-

ceeding. The Complaint states, among other things, that the amount nec-essary for redemption for the subject property has not been paid although more than six (6) months and a day from the sale has

expired. It is thereupon this 31st day of December, 2007, by the Circuit Court for Prince George's County, Marvland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having gen eral circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 25th day of January, 2008, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 4th day of March, 2008, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment fore-closing all rights of redemption in and as to the property being ren-dered by this Court against them.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89699

**ORDER OF PUBLICATION** 

PENNSYLVANIA AVENUE 2006,

VS.

### Plaintiff

# LOWELL M. BROWN

PRINCE GEORGE'S COUNTY, S/O: STEPHANIE T. ANDERSON UNKNOWN OWNERS OF THE PROPERTY

Any and all persons having or claiming to have interest in the property known as

718 MAURY AVENUE, BUILDING 1, UNIT 418-105 (entire Imps Razed 7-1-03) Tax Account No.: 12-120624-2, Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4454/823, Assessed To: Brown, Lowell M.

### In the Circuit Court for Prince George's County, Maryland CASE NO: CAE 07-31149

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

718 MAURY AVENUE, BUILDING 1, UNIT 418-105 (entire Imps Razed 7-1-03) Tax Account No.: 12-120624-Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4454/823, Assessed To: Brown, Lowell M.

(1-10,1-17,1-24) COHN, GOLDBERG & DEUTSCH, L.L.C.

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 \$36,900.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers and Ronald S. Deutsch, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers and Ronald S. Deutsch, Substitute Trustees

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

(1-17, 1-24, 1-31)

### PEGGY MAGEE

Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89692

### File: 07-PG-DT-7828

### ORDER OF PUBLICATION

Heartwood 88, L.L.C. c/o De Laurentis, Reiff & Turer, L.L.C.

9891 Broken Land Parkway, Ste 301 Columbia, MD 21046 Plaintiff

### VS.

And

Rita K. Ayoh, and Mortgage Century New Corporation, and Patrick J. Flanagan, Trustee, and Prince George's County, Maryland

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 14 of Prince Georges County, described as follows: Account No. 284070-0; known as 20,000.0000 Sq. Ft. & Imps. Glenshire Estates Lot 5 Blk A. Street address of 10805 Glenshire Drive.

### Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-32149

The Complaint states, among other things, that the amounts nec essary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 31st day of

December, 2007, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 25th day of January, 2008, warning all persons interest ed in the said property to be and appear in this Court by the 4th day of March, 2008, and redeem the property, and answer the com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Peggy Magee, Clerk (1-10,1-17,1-24) 89693



(1-10, 1-17, 1-24)89894

्रायत्वयत्वयत्वय

# The Prince George's Post Newspaper \* \* \* \* \* Call (301) 627-0900 Fax (301) 627-6260

