

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 #: WDBLJ65G5XF084809
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 Rd, Temple Hills

LOT #: 3636, 1985 Nissan Maxima
VIN #: JN1HU11S4FT024678
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 #: 1FMFU16L0LLA48541
Sheehy Ford, 5000 Auth Rd., Marlow Heights

LOT #: 3643, 2006 Ford Freestar
VIN #: 2FMZA5216BA13942
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., Perryville

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, 403 Headquarters Dr. #3, Millersville

LOT #: 3649, 2001 Nissan Altima
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

89856 (1-17,1-24)

NOTICE

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

vs.

Olufemi Odedeji
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, 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 \$270,311.78. The property sold herein is known as 10651 South Campus Way, Upper Marlboro, MD 20774.

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)

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 proceedings 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
89866 (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 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 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)

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 IN 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 probate 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

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

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

NOTICE

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

vs.

Tenant/Occupant
Defendant(s)

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

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 Creek Terrace, Beltsville, MD 20705.

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

True Copy—Test:
Peggy Magee, Clerk
89868 (1-17,1-24,1-31)

NOTICE

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

vs.

Grace Hooper
Defendant(s)

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

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 Sweetbriar 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,
Plaintiffs

vs.

Resa C. Wynn
Douglas Butler
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 07-28871

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 \$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

89932 (1-24)

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. CAE 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
89870 (1-17,1-24,1-31)

NOTICE

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

vs.

Tanzi M. Morgan
Defendant(s)

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

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.

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

True Copy—Test:
Peggy Magee, Clerk
89871 (1-17,1-24,1-31)

NOTICE

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

vs.

Cleo M. Johnson
Defendant(s)

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

Notice is hereby given this 8th 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 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, 2008.

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
89867 (1-17,1-24,1-31)

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.

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

89933 (1-24)

LEGALS

NOTICE

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

vs.

William Harper, Jr.
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 07-30342

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.

The Report of Sale states the amount of the foreclosure sale price to be \$133,641.17. The property sold herein is known as 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
89874 (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.

Tawana N. Strong
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 07-31294

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.

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, MD 20747.

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

True Copy—Test:
Peggy Magee, Clerk
89875 (1-17,1-24,1-31)

NOTICE

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

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
89876 (1-17,1-24,1-31)

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)

LEGALS

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)

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.

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

89923 (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 (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

**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.**

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

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

**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

89891 (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 picnic 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.

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 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

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

LEGALS

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

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

NANCY 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
89881 (1-17,1-24,1-31)

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 of 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 probate 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 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.

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, Bowie, MD 20716 was on October 9, 2007 appointed personal 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 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.

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
89882 (1-17,1-24,1-31)

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
89830 (1-10,1-17,1-24)

NOTICE

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

vs.

Kimberly Clark
Estate No. 77850
89819 (1-10,1-17,1-24)

**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
89829 (1-10,1-17,1-24)

Benjamin J. Woolery, Esquire
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 Iyasha 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 unenforceable 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)

**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 of 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 probate 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.

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. 77802
89819 (1-10,1-17,1-24)

**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 probate 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 unenforceable 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
89818 (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

vs.

Prince Daniels
Defendant(s)

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

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

**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 aforementioned 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 hereby 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 (1-17,1-24,1-31)

LEGALS

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

MECHANIC'S LIEN SALE

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

1982 NISSAN 280Z 2 DOOR
VIN #: JN1HZ0459CX443489

1995 GMC VAN
VIN #: 1GDEG25K75F502779

1988 NISS 300 ZX 2 DOOR
VIN #: JN1HZ1457JX271398

1975 OLDS 2 DOOR
VIN #: 3N67K5M349741

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.**

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

Big Tiny's Towing & Auto Clinic;
Lienor

89974 (1-24,1-31)

**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 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 Conventional
VIN #: 1FUPCSEBXDB42612
RF Racing Truck & Heavy Equipment Repair
7178 Baltimore & Annapolis Blvd., Ferndale

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 Lancer
VIN #: JA3AJ26E94U013827
Certified Collision Center, 6230 Holabird Ave., Baltimore

LOT #: 3653, 2004 Mazda 3
VIN #: JM1BK343941125295
Certified Collision Center, 6230 Holabird Ave., Baltimore

LOT #: 3654, 1990 Ford Ranger
VIN #: 1FTCR15T4LPA58846
Integrity Auto Care, 1415 Brown Rd., Westminster

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

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 BJ
Integrity Auto Care, 1415 Brown Rd., Westminster

**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

89953 (1-24,1-31)

**The Prince George's
Post Newspaper**
Call (301) 627-0900
Fax (301) 627-6260
Call Today!

LEGALS

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
Assmt: \$192,090.00
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
the insertion of a copy of this Order
in the Prince George's Post, a news-
paper having circulation in Prince
George's County, once a week for
three (3) successive weeks on or
before the 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 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 encum-
brances.

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 authoriza-
tion to build within proposed right-
of-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

Attest: Redis C. Floyd
Clerk of the Council

89925 (1-24)

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 seek-
ing 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
Station - Kitty Hawk
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 pub-
lication 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)

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

NOTICE

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

Veronica Skipper
Defendants

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

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 suc-
cessive weeks before the 19th day
of February, 2008, next.

The report states the amount of
sale to be \$434,517.64.

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
vs.
Plaintiffs

WILLIAM H. MAJOR, JR.
and
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 prop-
erty known as 15438 Symondsbur-
y 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 rat-
ified 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 news-
paper 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
89928 (1-24,1-31,2-7)

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 Department of Housing and Community
Development announces the acceptance of pre-applications for hous-
ing assistance during the dates of: January 25, 2008 through January 31,
2008.

Section 8 assistance covers the rent portion that exceeds approxi-
mately 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 fac-
tors. Maximum income levels, based on family size are as follows:

Family Size	Section 8	Public Housing
1	\$33,100	\$42,000
2	37,800	48,000
3	42,550	54,000
4	47,250	60,000
5	51,050	64,800
6	54,800	69,600
7	58,600	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 place-
ment 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 hand-
delivered 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 (1-17,1-24)

LEGALS

LAW OFFICES

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

TRUSTEES' SALE

Case No. CAE 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 fol-
lows:
Parcel Identifier: 14-3237658 (Blanket Property)

LEGALS

Blanket Property Address: 8629 Park Avenue
Bowie, MD 20720

The Blanket Property is subject to a Deed Of Trust to Suellen Wohlforth,
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 pur-
chase 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 assess-
ments, 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 purchas-
er. 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
89855 (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: \$ N/A
ARCHITECT/ENGINEER: Arel Architects, Inc.
NON-REFUNDABLE SPEC. FEES: \$150.00
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: February 25, 2008 at 2:00 p.m.
PROJECT MANAGER: Tyrone Simmons PHONE: 301-817-4360

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

Interested Bidders may review the plans, specifications, and other con-
tractual 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, tele-
phone Alicia Proctor (301) 817-4385.

By Authority Of,
JACK B. JOHNSON
County Executive
Prince George's County, Maryland
89949 (1-24)

NOTICE

IN THE MATTER OF:
CAROL ALLISON
WAINWRIGHT
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 objec-
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 objec-
tion to the Petition may be filed is
February 11, 2008.
Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
89938 (1-24)

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

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
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, 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

**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 CONDOMINIUM 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 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

89946

(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 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 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), 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 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

89859

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

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
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 presence 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 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 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 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

89799

(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

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, 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

**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 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 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

89796

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

LEGALS

Law Offices
CURRAN & O'SULLIVAN, P.C.
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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 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 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

89800

(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, 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

**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 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 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

89795

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

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LEGALS

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 guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 10th 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 20772

89824 (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 born on January 29, 1997 at Allegheny Valley Hospital, Natrona Heights, PA to Tracey Strickland and Kyle Harrison, having 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 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

89825 (1-10,1-17,1-24)

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/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. 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

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.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

89948 (1-24)

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5627 EAST BONIWOOD TURN
CLINTON, MD 20735

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 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

89954 (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 picnic 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.

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 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

89955 (1-24,1-31,2-7)

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, 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 \$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

89833 (1-10,1-17,1-24)

NOTICE

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

vs.

Patricia Chichester
Defendant(s)

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 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 \$197,688.10. The property sold herein is known as 3018 Irma Court, Suitland, MD 20746.

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

True Copy—Test:
Peggy Magee, Clerk

89831 (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

vs.

Janiesha Sellers
Defendant(s)

In the Circuit Court for Prince 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, 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 \$128,250.00. The property sold herein is known as 1786 Dutch Village Drive, Unit P-300, Hyattsville, MD 20785.

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

True Copy—Test:
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.

Akua P. Smith
Defendant(s)

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 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, 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 \$273,121.85. The property sold herein is known as 6805 Standish Drive, Landover, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk

89929 (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.

Rhonda L. Hamilton
Defendant(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, 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 \$352,491.00. The property sold herein is known as 9504 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. CAE 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 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 \$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)

NOTICE

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

vs.

Sterling Ferguson
Defendant(s)

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

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, 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)

NOTICE

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

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 property 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 February, 2008, next.

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
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LEGALS**LAW OFFICES**

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Gaithersburg, MD 20879
(301) 977-8400

TRUSTEES' SALE OF VALUABLE REAL ESTATE

By virtue of the power and authority contained in a certain deed of trust from Alphonso W. 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, 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 conveyed by said deed of trust, described in said deed of trust as follows:

Lot numbered Thirteen (13) in Block lettered "B" in the subdivision 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 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

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

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 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 conveyed 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 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, containing five and eighty-five one-hundredths (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 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 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 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 (1-10,1-17,1-24)

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 CONDITION."

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

89816 (1-10,1-17,1-24)

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, Jim 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, Jim 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 20772

89972 (1-24,1-31,2-7)

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

In the Matter of:
Deandre A. Crusoe, Minor

Guardianship No. GD-09623

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, Jim 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.

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

89973 (1-24,1-31,2-7)

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 NUMBER 29, 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 \$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
Upper Marlboro, MD 20772
Tel: (301) 627-1002

89817 (1-10,1-17,1-24)

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

In the Matter of:
Edir Levid Valles, Minor

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 born on June 16, 1995 at U. V. Hospital, Charlottesville, VA to Deborah Fisher and Levid Vales-Alvidrez, having been filed, it is this 16th day of January, 2008.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Deborah Fisher, 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, 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 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

89975 (1-24,1-31,2-7)

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 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

89976 (1-24,1-31,2-7)

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

LEGALS

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

TRUSTEES' SALE**Case No. CAE 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 survey 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 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

89798 (1-10,1-17,1-24)

**Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**
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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 Acres, 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 pipe 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-

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, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 9.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

89815 (1-10,1-17,1-24)

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BENDER & FISHMAN, P.C.**
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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:

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**

89813 (1-10,1-17,1-24)

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 improvement 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, 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

89956 (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 presence 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.

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

89957 (1-24,1-31,2-7)

LEGALS

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

89801 (1-10,1-17, 1-24)

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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 balance 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 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

89803 (1-10,1-17, 1-24)

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

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

89893 (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

**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 Ines A. Silie dated May 25, 2006 and recorded in Liber 25190, Folio 414, and re-recorded in 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.

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

89804 (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

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

89892 (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

**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.

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 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

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Towson, MD 21204
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89805 (1-10,1-17, 1-24)

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LEGALS

ORDER OF PUBLICATION

PENNSYLVANIA AVENUE 2006, LLC

Plaintiff

vs.

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
89697 (1-10,1-17,1-24)

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. RAYMOND, 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

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 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
89694 (1-10,1-17,1-24)

ORDER OF PUBLICATION

PENNSYLVANIA AVENUE 2006, LLC

Plaintiff

vs.

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

True Copy—Test:
Peggy Magee, Clerk
89695 (1-10,1-17,1-24)

ORDER OF PUBLICATION

PENNSYLVANIA AVENUE 2006, LLC

Plaintiff

vs.

HAROLD L. GLADDEN TARANDA GLADDEN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF TAZINNA GLADDEN, AKA: TARZINNA GLADDEN, AKA: TARZINNA BURCH, BRESLER & REINER, INC., S/O: THE CORPORATION TRUST INCORPORATED, C/O: BILLE J. SWOBODA, S/O: SIDNEY M. BRESLER, S/O: JOHN U. RAYMOND, 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

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 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.

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

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 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
89698 (1-10,1-17,1-24)

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. RAYMOND, 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 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 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
89696 (1-10,1-17,1-24)

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

Any and all persons having or claiming to have interest in the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, 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 Blk K. Street address of 6803 Hastings Drive.

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

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 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 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
89700 (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

Any and all persons having or claiming to have any interest in the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, described as:

District 19 of Prince Georges 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.

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 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 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 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
89702 (1-10,1-17,1-24)

True Copy—Test:
Peggy Magee, Clerk
89701 (1-10,1-17,1-24)

File: 07-PG-DT-8276

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.

Gail Turner, and George Kapusta, Trustee, and Thomas O. Herman, Trustee, and Mortgage Electronic Registration System (MERS), and Regional Title & Escrow, Trustee, and Senderra Funding LLC, and Mortgage Electronic Registration System (MERS), and Prince George's County, Maryland

Any and all persons having or claiming to have any interest in the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, described as:

District 14 of Prince Georges County, described as follows: Account No. 165528-1; known as & IMPS LOT 70 GRD E2 SUB BELAIR GREENS. Street address of 14115 Wainwright Court.

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 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 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 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
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

Any and all persons having or claiming to have any interest in the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, 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.

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

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 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 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
89703 (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

Any and all persons having or claiming to have any interest in the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, 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.

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 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 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 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
89704 (1-10,1-17,1-24)

LEGALS

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.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-32147

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 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 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
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 (twon 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

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 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 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
89706 (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, L.L.C.
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 J.
Street address of 1706 Norton Road.

Defendants

In the Circuit Court for 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 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 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 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
89707 (1-10,1-17,1-24)

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 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 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 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
89708 (1-10,1-17,1-24)

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

vs.

Nicole Cooper, and
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

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 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 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
89709 (1-10,1-17,1-24)

Mooring Tax Asset Group, LLC
Certificate No.: 228443

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.

George Chura, Jr.
Mary Sabatino,
John H. McClune, Sr.,
Prince George's County, Maryland

And

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

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 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
89710 (1-10,1-17,1-24)

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

LEGALS

Mooring Tax Asset Group, LLC
Certificate No.: 228437

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.

Malcolm R. Brown,
Jean E. Brown,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 11005 LANHAM SEVERN RD, GLENN DALE, MD 20769
2.8500 Acres
Acct No.: 168314-3
Map: 036
Grid: C2
Par: 70
Lib: 05884
Fl: 638
Assmt: \$345,400
Ass'd to: Malcolm R. Brown & Jean E. Brown

Defendants

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 property:

11005 LANHAM SEVERN RD, GLENN DALE, MD 20769

2.8500 Acres
Acct No.: 168314-3
Map: 036
Grid: C2
Par: 70
Lib: 05884
Fl: 638
Assmt: \$345,400
Ass'd to: Malcolm R. Brown & Jean E. Brown

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
89711 (1-10,1-17,1-24)

Mooring Tax Asset Group, LLC
Certificate No.: 228491

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.

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 claiming 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 L.

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 L.

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 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
89712 (1-10,1-17,1-24)

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
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

vs.

Mary A Crawford
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

(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

and

LEGALS

Mooring Tax Asset Group, LLC
Certificate No.: 228425

Millennium Settlement Attorneys,
Trustee

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

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
Mortgage Lending and
Investments, Inc.

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 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

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:
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.

Defendants

vs. Plaintiff

Andrew Langford

Serve at: 1207 Hunters Mill Ave
Fort Washington, MD
20744

and

Latarsha Scriver Langford

Serve at: 1207 Hunters Mill Ave
Fort Washington, MD
20744

and

Zachary S. Fowler

Serve at: 8516 Churchhill Downs
Rd
Gaithersburg, MD 20882

Serve at: 1325 G St, NW Ste 500
Washington, DC 20005

and

Bernadette A. Martin

Serve at: 20405 Peridot Lane
Germantown, MD 20876

and

Gary Hart, Trustee

Serve at: 140 Ritchie Highway
Pasadena, MD 21122

and

Darlene Bull, Trustee

Serve at: 7830 Catherine Ave
Pasadena, MD 21122

and

Harvard Home Mortgage, Inc.

Serve at: Gary Hart, Resident
Agent
140 Ritchie Highway
Pasadena, MD 21122

True Copy—Test:
Peggy Magee, Clerk
89715 (1-10,1-17,1-24)

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

vs. Plaintiff
Citimortgage, Inc., successor-in-
interest to Citicorp Mortgage, Inc.,
Prince George's County, Maryland

And

All other persons having or claim-
ing 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.

**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
Ass'd to: Citicorp. Mortgage, Inc.

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

It is thereupon this 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, warn-
ing 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
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

vs. Plaintiff

Kingsley M Ndi

Serve at: 10001 Harbor Ave
Glenn Dale, MD 20769

and

Sylvester M Ndi

Serve at: 10001 Harbor Ave
Glenn Dale, MD 20769

and

Richard T. Cregger, Trustee

Serve at: 6727 Montour Dr
Falls Church, VA 22043

and

WMC Mortgage Corp.

Serve at: CSC Lawyers Incorp-
rating Service, Resident
Agent
7 St Paul St., Ste 1660
Baltimore, MD 21202

Serve at: PO Box 54089
Los Angeles, CA 90054

Serve at: 6320 Canoga Ave
Woodland Hills, CA
91367

Serve at: Litton Loan Servicing LP
4828 Loop Centrol Dr.
Houston, TX 77081

Serve at: 2711 Centerville Rd
Ste 404
Wilmington, DE 19808

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 Ave, #101
Ocala, FL 34474

Serve on: Sharon Horstkamp,

General Counsel
1595 Spring Hill Rd #310
Vienna, VA 22182

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:)

10001 Harbor Ave
Glenn Dale, Maryland 20769

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

Defendant

and

UNKNOWN OWNERS OF THE
PROPERTY:
10001 Harbor Ave
Glenn Dale, Maryland 20769

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
CASE NO.:
CAE 07-30908**

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. 10,000,0000 Sq Ft & Imps
Glenn Dale 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.

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 foreclos-
ing 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
89716 (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

vs. Plaintiff

Octavia C Tillman

Serve at: 12711 Hallwood Pl
Fort Washington, MD
20744

and

Wholesale Mortgage, Inc.

Serve at: 2448 S. 102nd St, Ste 260
West Allis, WI 53227

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:)

12711 Hallwood Pl
Fort Washington, Maryland 20744

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

Defendant

and

UNKNOWN OWNERS OF THE
PROPERTY:
12711 Hallwood Pl

LEGALS

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.

Defendants

**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 to the Plaintiff in this
proceeding:

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 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 foreclos-
ing 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
89719 (1-10,1-17,1-24)

ORDER OF PUBLICATION

TARO GEHANI
12906 Craiglawn Court
Beltsville, Maryland 20705

Plaintiff

vs.

KIRKTON J. BANKS
21408 Aquasco Road
Aquasco, Maryland 20608-2134

and

GREGORY C. BANKS
21408 Aquasco Road
Aquasco, Maryland 20608-2134

and

TONYA L. CRAWFORD
21408 Aquasco Road
Aquasco, Maryland 20608-2134

and

ANGELA M. JONES
21408 Aquasco Road
Aquasco, Maryland 20608-2134

and

VINCENT E. JONES
21408 Aquasco Road
Aquasco, Maryland 20608-2134

and

CAROLYN A. JONES
21408 Aquasco Road
Aquasco, Maryland 20608-2134

and

SHARON A. BROWN
21408 Aquasco Road
Aquasco, Maryland 20608-2134

and

PRINCE GEORGE'S COUNTY
SERVE: David S. Whitacre
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Defendants

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:)

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 07-30771**

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

1.2000 Acres, assessment amount
\$33,246, Map 180, Grid D2, Par 111,
Liber 14680, Folio 352.

The complaint states, among other
things, that the amounts necessary
for redemption have not been paid.
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 gen-
eral circulation in Prince George's

County once a week for three (3)
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 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 Magee, Clerk
89728 (1-10,1-17,1-24)

File: 07-PG-DT-7862

ORDER OF PUBLICATION

Heartwood 88, L.L.C.
c/o De Laurentis, Reiff & Turek,
L.L.C.
9891 Broken Land Parkway, Ste 301
Columbia, MD 21046

vs. Plaintiff
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 prop-
erty 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-
es 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 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 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, warn-
ing 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 prop-
erty, and vesting in the Plaintiff a
title in fee simple, free and clear of
all encumbrances.

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

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

True Copy—Test:
Peggy Magee, Clerk
89732 (1-10,1-17,1-24)

File: 07-PG-DT-7862

File: 07-PG-DT-7862

File: 07-PG-DT-7862

File: 07-PG-DT-7862

File: 07-PG-DT-7862

LEGALS

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,
J. Kenneth McLendon, Trustee,
Paula M. Morgan, Trustee
Prince George’s County, Maryland

And

All other persons having or claim-
ing 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
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.

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

89729 (1-10,1-17,1-24)

File: 07-PG-DT-8145

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

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 prop-
erty 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-
es 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 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 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 prop-
erty, and vesting in the Plaintiff a
title in fee simple, free and clear of
all encumbrances.

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

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
89730 (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.

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

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 sit-
uate and lying in Prince George’s
County and known as:)

7503 Wellesley 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

Defendant

UNKNOWN OWNERS OF THE
PROPERTY:
7503 Wellesley Dr
College Park, Maryland 20740

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
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

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 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 foreclos-
ing 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
89734 (1-10,1-17,1-24)

File: 07-PG-DT-7867

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.

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 prop-
erty 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-
es situate, described as:

District 02 of Prince Georges
County, described as follows:
Account No. 009365-8; known as
7,000.0000 Sq. Ft. & Imps. Landover
Hills Lot 7 Blk F.
Street address of 7109 Allison
Street.

Defendants

**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 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 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 prop-
erty, and vesting in the Plaintiff a
title in fee simple, free and clear of
all encumbrances.

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

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
89731 (1-10,1-17,1-24)

File: 07-PG-DT-7825

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.

Olayinka Folashade Ayeni, and
Novastar Mortgage, Inc., and
Deborah Curran, Trustee, and
Laura O’Sullivan, Trustee, and
Mortgage Electronic Registration
System (MERS), and
Prince George’s County, Maryland
And

All unknown owners of the prop-
erty 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-
es situate, described as:

District 21 of Prince Georges
County, described as follows:
Account No. 239938-4; known as
10,605.0000 Sq. Ft. & Imps.
Walbrooke Manor Lot 6 Blk 5.
Street address of 7016 Dolphin
Road.

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 07-32568**

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 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 prop-
erty, and vesting in the Plaintiff a
title in fee simple, free and clear of
all encumbrances.

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

Defendants

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

True Copy—Test:
Peggy Magee, Clerk
89733 (1-10,1-17,1-24)

True Copy—Test:
Peggy Magee, Clerk
89733 (1-10,1-17,1-24)

True Copy—Test:
Peggy Magee, Clerk
89733 (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.

Anthony F. Jones

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 Johnson St
McDonald, PA 15057

Serve at: 1120 Mac Arthur Dr.,
Apt 1005
Carrollton, TX 75007

Serve at: 14714 Main St.
PO Box 1249
Upper Marlboro, MD
20773

Serve at: 14518 Church St.
Upper Marlboro, MD
20772

Serve at: 14518 Church St.
Upper Marlboro, MD
20772

Serve at: 14518 Church St.
Upper Marlboro, MD
20772

Serve at: 14518 Church St.
Upper Marlboro, MD
20772

Serve at: 14518 Church St.
Upper Marlboro, MD
20772

Serve at: 14518 Church St.
Upper Marlboro, MD
20772

Serve at: 14518 Church St.
Upper Marlboro, MD
20772

Serve at: 14518 Church St.
Upper Marlboro, MD
20772

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:)

8905 South Cherry Ln
Upper Marlboro, Maryland 20774

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

Defendant

and

UNKNOWN OWNERS OF THE
PROPERTY:
8905 South Cherry Ln
Upper Marlboro, Maryland 20774

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
CASE NO.:
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:

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 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 foreclos-
ing 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
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

vs.

Anthony F. Jones

Serve at: 514 Crusher Ct.
Upper Marlboro,
Maryland 20774

and

Andrew P. Glaspie

Serve at: 736 Gresham Pl., NW
Washington, DC 20001

and

Chase Manhattan Mortgage
Corporation

Serve at: 4915 Independence
Parkway
Tampa, FL 33634

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 sit-
uate and lying in Prince George’s
County and known as:)

Southern Ave
Capitol Heights, Maryland 20743

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

Defendant

and

UNKNOWN OWNERS OF THE
PROPERTY:
Southern Ave
Capitol Heights, Maryland 20743

The unknown owner’s heirs,
devises, 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
CASE 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 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 foreclos-
ing 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
89738 (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

vs.

Plaintiff

Rodney L. Mitchell

Serve at: 9816 Spinnaker St
Cheltenham, MD 20623

vs.

Plaintiff

and

Junnette M. Mitchell

Serve at: 9816 Spinnaker St
Cheltenham, MD 20623

Serve at: 14533 Marlborough
Circle
Upper Marlboro, MD
20772

Serve at: 5918 Saint Moritz Dr.
Apt 202
Temple Hills, MD 20748

and

Mark H. Friedman, Trustee

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 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

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George’s
County and known as:)

9816 Spinnaker St
Cheltenham, Maryland 20623

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

Defendant

and

UNKNOWN OWNERS OF THE
PROPERTY:
9816 Spinnaker St
Cheltenham, Maryland 20623

The unknown owner’s heirs,
devises, 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
CASE NO.:
CAE 07-33088**

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. 11,732.0000 Sq. Ft. & Imps.
Tippett Estates Lot 2 Blk C, Assmt
\$298,782 Lib 24430 Fl 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
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 foreclos-
ing 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
89736 (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

vs.

Plaintiff

Belay Tilahun

Serve at: 6493 Ohara Cort Dr
Springfield, VA 22152

Serve at: 4701 Beech Road
Temple Hills, MD 20748

Serve at: 9047 Galvin Lane
Lorton, VA 22079

and

Konjit Abebe

Serve at: 6493 Ohara Cort Dr
Springfield, VA 22152

Serve at: 4701 Beech Road
Temple Hills, MD 20748

LEGALS

Serve at: 4128 Taney Ave
Alexandria, VA 22304

Serve at: 9047 Galvin Lane
Lorton, VA 22079

and

H. Carter Land, III, Trustee

Serve at: 524 King Street
Alexandria, VA 22314

and

James C. Clark, Trustee

Serve at: 524 King Street
Alexandria, VA 22314

and

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
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:)

4701 Beech Rd
Temple Hills, Maryland 20748

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

Defendant

and

UNKNOWN OWNERS OF THE
PROPERTY:
4701 Beech Rd
Temple Hills, Maryland 20748

The unknown owner’s heirs,
devises, 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
CASE 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
George’s County and the State of
Maryland to the Plaintiff in this
proceeding:

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 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 foreclos-
ing 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
89739 (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

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

and

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

Serve at: 210 E. Redwood St.
Baltimore, MD 21202

and

Kenneth J. MacFadyen, Trustee

Serve at: 210 E. Redwood St.
Baltimore, MD 21202

and

Option One Mortgage Corp.

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
Santa Ana, CA 92705

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:)

Robinson St
Brandywine, Maryland 20613

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

Defendant

and

UNKNOWN OWNERS OF THE
PROPERTY:
1800 Drexel St, Unit 17
Hyattsville, Maryland 20783

Robinson St
Brandywine, Maryland 20613

The unknown owner’s heirs,
devises, 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
CASE NO.:
CAE 07-30965**

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,
Jr., 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 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 foreclos-
ing 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)

LEGALS

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.

Clarence Richards

Serve at: 7403 Jodie Ct
New Carrollton, MD
20784

Serve at: 1800 Drexel St, Unit 17
Hyattsville, MD 20783

and

Sheryl Tennant, Trustee

Serve at: 7826 Eastern Ave, NW
Ste 410
Washington, DC 20012

and

Tennant Family Trust

Serve at: c/o WTE, LLC
7826 Eastern Ave, NW
Ste 410
Washington, DC 20012

and

First Regional Bank Custodian FBA
IRA

Serve at: Jack Sweeney, CEO
1801 Century Park East,
8th Fl, Ste 800
Century City, CA 90067

Serve at: Anthony Garthshore,
President
1801 Century Park East,
8th Fl, Ste 800
Century City, CA 90067

Serve at: Trust Administration
Services Corp.
5950 La Place Ct, Ste 160
Carlsbad, CA 92008

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:)

1800 Drexel St, Unit 17
Hyattsville, Maryland 20783

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

Defendant

and

UNKNOWN OWNERS OF THE
PROPERTY:
1800 Drexel St, Unit 17
Hyattsville, Maryland 20783

The unknown owner’s heirs,
devises, 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
CASE NO.:
CAE 07-30963**

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.

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 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 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
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 Mkeal, 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

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 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
89763 (1-10,1-17,1-24)

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.

Prince Robinson
Charleen Robinson
Randa S. Azzam, Trustee
Robert E. Frazier, Trustee
Laura D. Pollard, Trustee
Daniel J. Pesachowitz, Trustee
State of Maryland Comptroller of Maryland
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 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 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
89764 (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.

Reyes R. Palacios
Aames Funding Corporation DBA Aames Home Loan
State of Maryland Comptroller of Maryland
Edward S. Cohn, Trustee
Ronald S. Deutsch, 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 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

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 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)

LEGALS

ORDER OF PUBLICATION

Maryland Capital Trust, LLC
C/o Michael K. Decker, Esquire
905 W. 7th Street, #336
Frederick, MD 21701

Plaintiff

vs.

Maurine L. Hill
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, 1,211 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 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 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
89767 (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.

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 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
89769 (1-10,1-17,1-24)

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 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
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 Prince George's County, 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 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 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
89769 (1-10,1-17,1-24)

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 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 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
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. Deutch
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, Maryland Civil Division CAE 07-32087

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 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
89791 (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.

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

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 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 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
89789 (1-10,1-17,1-24)

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 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 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
89790 (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.

Lois Hobson
Brown Mortgage Corp.
Mortgage Electronic Registration Systems, Inc.
Prime Acceptance Corp.
Deborah Curran, Trustee
Laura O'Sullivan, 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. 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

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 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
89792 (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.

Patricia S. Hite
Washington Mutual Bank, F.A.
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 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

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 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 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
89793 (1-10,1-17,1-24)

LEGALS

ORDER OF PUBLICATION

Maryland Capital Trust, LLC
C/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 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 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
89794 (1-10,1-17,1-24)

NOTICE

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

Plaintiffs

vs.

Angela Benjamin

Defendants

In the Circuit Court for Prince George's County, Maryland 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
89828 (1-10,1-17,1-24)

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

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

Serve at: 6320 Canoga Ave
Woodland Hills, CA
91367

Serve at: Litton Loan Servicing, LP
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

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12039 Beltsville Dr
Beltsville, Maryland 20705

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

Defendant

and

UNKNOWN OWNERS OF THE PROPERTY:
12039 Beltsville Dr
Beltsville, Maryland 20705

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 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. 1,700,000 Sq. Ft. & Imps. Calverton Townes Lot 5 Bk L, Assmt \$157,752 Lib 24948 F1 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 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
89718 (1-10,1-17,1-24)

LEGALS

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

89981 (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

**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.

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

89984 (1-24,1-31,2-7)

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)

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

89983 (1-24,1-31,2-7)

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of

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LEGALS

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 probate 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 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.

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 Earlsire 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 probate 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 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.

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)

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
7529 Val Lane, Forestville, MD 20747-1891**

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 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**

89968 (1-24,1-31,2-7)

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)

NOTICE

IN THE MATTER OF:
CATY PALMA ESCOBAR

FOR THE CHANGE OF
NAME TO:
CATY PALMA-ESCOBAR

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 08-00438

A Petition has been filed to change the name of Caty Palma Escobar (minor) to Caty Palma-Escobar.

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
89940 (1-24)

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 to 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

IN THE MATTER OF:
BEATRICE DELORES BUSH

FOR THE CHANGE OF
NAME TO:
BEATRICE DELORES GLADDEN

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 08-00348

A Petition has been filed to change the name of Beatrice Delores Bush to Beatrice Delores Gladden.

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
89939 (1-24)

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 husband 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 portion of the parking garage, specifically 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 "SECTION 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 COUNTY.

Subject to all covenants, restrictions and easements of record, if any.

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, merchantability, or other similar matters.

GEORGE Z. PETROS
Substitute Trustee.

89967 (1-24,1-31,2-7)

**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 TWANDA 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 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

89971 (1-24,1-31)

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
89937 (1-24)

NOTICE

IN THE MATTER OF:
ABIOSEH JOHNSON

FOR THE CHANGE OF
NAME TO:
ABIOSEH PEARCE

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 08-00603

A Petition has been filed to change the name of Abioseh Johnson to Abioseh Pearce.

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
89941 (1-24)

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 objection 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)

**THE PRINCE
GEORGE'S
POST
NEWSPAPER**

CALL

301-627-0900

FAX

301-627-6260

**School Website Supports School
Improvement User-friendly Web
site Offers Educational
Resources For All**

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.

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 features 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.

LEGALS

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, 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 11:18 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 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

89850 (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

**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.

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 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

89849 (1-10,1-17,1-24)

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 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,875.00, and an original interest 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 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

89851 (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

**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 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 11:06 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 \$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 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

89894 (1-17,1-24,1-31)

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 Trust
Incorporated, Resident Agent
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 "SECTION 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 foregoing 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 necessary 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 Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, 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 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.

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

True Copy—Test:
Peggy Magee, Clerk
89692 (1-10,1-17,1-24)

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.

Rita K. Ayoh, and
New Century Mortgage Corporation, and
Patrick J. Flanagan, 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 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 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 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 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
89699 (1-10,1-17,1-24)

ORDER OF PUBLICATION

PENNSYLVANIA AVENUE 2006, LLC

Plaintiff

vs.

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.: 12-120624-2, Description: 1,840.0000 SQ FT Georgian Gardens, Assessment: \$6,560, Liber/Folio: 4454/823, Assessed To: Brown, Lowell 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 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
89693 (1-10,1-17,1-24)

The Prince George's Post Newspaper Call 301-627-0900 Fax 301-627-6260

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George's Post
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