NOTICE

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

Mary A. Lawrence Edward Lawrence, III Keith T. Lawrence Beverly L. McCoy Robert A. Lawrence Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-18691

Notice is hereby given this 25th day of September, 2007, 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 25th day of October, 2007, 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 25th day

of October, 2007. The Report of Sale states the amount of the foreclosure sale price to be \$195,00000. The property sold herein is known as 10203 Thrift Road, Clinton, MD 20735.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk (9-27,10-4,10-11) 88806

NOTICE

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

Francisco Vera Contreras

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-19406

Defendant(s)

Notice is hereby given this 24th ay of September, 2007, by the day of September, 2007, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these pro ceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of October, 2007, 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 24th day of October, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$283,494.53. The property sold herein is known as 4107 Norcross Street, Temple Hills, MD 20748.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk (9-27,10-4,10-11) 88779

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

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

Plaintiff
VS.
THE ESTATE OF CLARENCE J. POWERS Kwame A. Abuyomi, Personal Representative 1433 Edmondson Avenue Baltimore, MD 21223

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-27753

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's 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.

22,537.0000 Sq. Ft., Woodberry Forest, Lot 18, Blk C.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of October, 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 persons interested in the property to appear in this Court by the 4th day of December, 2007, 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 (10-11,10-18,10-25) 88894

NOTICE

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

Christopher Tolerson Caroline Tolerson Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-20788

Notice is hereby given this 5th day of October, 2007, 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 5th day of November, 2007, 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 5th day of November, 2007 The Report of Sale states the amount of the foreclosure sale price to be \$247,778.06. The property sold herein is known as 15927 Livingston Road, Accokeek, MD 20607.

NOTICE

LEGALS

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

VS. Marlon G. Caruth Henrietta Caruth

Defendant(s)

In the Circuit Court for Prince George's County, Marvland Case No. CAE 07-20668

Notice is hereby given this 5th day of October, 2007, 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 5th day of November, 2007, provided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 5th day of November, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$279,645.42. The property sold herein is known as 6507 100th Avenue, Lanham, MD 20706.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk 88892 (10-11,10-18,10-25)

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

In the Matter of:

Keyshla S. Reyes, Minor

Guardianship No. GD-09478

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Keyshla S. Reyes** an infant female born on June 17, 1994 at Jose Ramon Lebron Fajardo, Puerto Rico to Joan S. Rodriguez and Jose A. Reyes, having been filed, it is this 1st day of October, 2007.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Jose A. Reyes, 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, Jose A. Reyes, is hereby notified to show cause on or before the 4th day of December, 2007, 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

88896 (10-11,10-18,10-25)

> Benjamin J. Woolery McGill & Woolery

Benjamin J. Woolery McGill & Woolery 5303 West Court Drive P.O. Box 358

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 LOUISE L. BOYD

Notice is given that Donna R. Lusk, whose address is 1909 Whittles Wood Road, Williamsburg, VA 23185 was on September 28, 2007 appointed per-sonal representative of the estate of Louise L. Boyd who died on March 8, 2007 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2008.

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

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

the decedent's death; or (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any exten-

sion provided by law, is unenforce-able thereafter. Claim forms may be

obtained from the Register of Wills.

DONNA R. LUSK Personal Representative

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

Estate No. 77157

(10-11,10-18,10-25)

Substitute Trustees,

Plaintiffs

NOTICE

Edward S. Cohn

VS.

88925

Melissa A. Culmer

Defendant(s)

Stephen N. Goldberg Richard E. Solomon

Richard J. Rogers,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-11954

Notice is hereby given this 5th day of October, 2007, 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 5th day of November, 2007, provided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 5th day of November, 2007.The Report of Sale states the amount of the foreclosure sale price to be \$404,154.60. The prop-erty sold herein is known as 5202 Back Stretch Boulvard, Upper Marlboro, MD 20772.

LOT #: 3513, 1998 Nissian Maxima

VIN #: JN1CA21A3WT402974 Darcars Collision, 9020 Lanham Severn Rd., Lanham

LOT #: 3514, 1999 SAAB 93 VIN #: YS3DD58N2X2004772 Cherner Collision Center of Rockville, 241 Derwood Ct., Rockville

LOT #: 3516, 2005 Mitsubishi Lancer

VIN #: JA3AJ26E55U031095 Camp Springs Getty, 6300 Allentown Rd., Camp Springs

LOT #: 3518, 1999 Toyota Solara VIN #: 2T1CF22PXXC117201 Camp Springs Getty, 6300 Allentown Rd., Camp Springs

LOT #: 3519, 1994 Acura Legend VIN #: JH4KA7663RC027973 Camp Springs Getty, 6300 Allentown Rd., Camp Springs

LOT #: 3520, 1992 Prevost H3-40 VIN #: 2P9H33402N1001173 American Fleet Repair, 201 Ritchie Hwy. #C 2, Capitol Heights

LOT #: 3524, 2002 Ford Taurus VIN #: 1FAFP55282A208479 Towing, 2933 Iohnson's Presstman St., Baltimore

LOT #: 3508, 1969 Pacemaker HULL #: 549928 MD #: 3728 AF NAZ Autobody, 17412 Livingston

Rd., Accokeek **TERMS OF SALE: CASH** PUBLIC SALE

The Auctioneer reserves the right to post a Minimum Bid Freestate Lien & Recovery, Inc.

5602 Tiffany Dr. Churchton, MD 20733 410-867-9079

(10-11,10-18)

<u>88904</u>

Christina Ballance Garza Regan & Associates, P.C. 17 West Jefferson St., Ste. 100 Rockville, MD 20850 (301) 340-8200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RAYMOND L. GLOVER**

Notice is given that Celia Glover whose address is 1321 Arcadia Avenue, Capitol Heights, MD 20743, was on October 2, 2007 appointed personal representative of the small estate of Raymond L. Glover, who died on February 12, 2007, without a will.

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

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

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

In the Matter of: Torell Grant, Minor

Guardianship No. GD-09554

ORDER OF PUBLICATION

A petition for the guardianship of erson of a minor child, namely Torell Grant an infant male born on September 14, 2001 at Washington Hospital Center, Washington, DC to Toree Grant and Father Unknown, having been filed, it is this 4th day of October, 2007.

ORDERED, by the Orphan's Court for Prince George's County, Marvland, 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 unknown. as Respondent, Father Unknown, is hereby notified to show cause on or before the 11th day of December, 2007, why the relief prayed should not be granted; and said respon-dent 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.

NOTICE

ANTHONY ERIC STAFFORD JR.

NAME TO: ANTHONY ERIC CHOUTEAU

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

Case No. CAE 07-27873

A Petition has been filed to

change the name of Anthony Eric

Stafford, Jr. to Anthony Eric

The latest day by which an objec-tion to the Petition may be filed is

Peggy Magee Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 07-27527

A Petition has been filed to

change the name of Ejaz Ahmad to

(10-11)

IN THE MATTER OF:

FOR THE CHANGE OF

(10-11,10-18,10-25)

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

88922

Chouteau.

88912

November 2, 2007.

IN THE MATTER OF:

FOR THE CHANGE OF

Ejaz Ahmad Qureshi.

EJAZ AHMAD OURESHI

EJAZ AHMAD

NAME TO:

TO ALL PERSONS INTERESTED IN THE ESTATE OF MCARTHUR CROWELL

Notice is given that Marlene Crowell whose address is 8311 Sunnybrook Ct., Brandywine, MD 20613, was on August 30, 2007 appointed personal representative of the small estate of McArthur Crowell, who died on June 2, 2007, without a will.

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

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

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

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

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

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

MARLENE CROWELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 77021 88897 (10-11)

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk (10-11,10-18,10-25) <u>88893</u>

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: DONNA MARIA HEISS Estate No.: 77162

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by: **DONNA GENE TRUPE** for Judicial Probate of the will dated 03/09/2007 with no attestation clause 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 November 6, 2007 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 88895 (10-11, 10-18)

5303 West Court Drive P.O. Box 358 Upper Marlboro, MD 20773 (301) 262-3600

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES THOMPSON

Notice is given that Benjamin J. Woolery whose address is 4331 Northview Dr., Bowie, MD 20716, was on August 28, 2007 appointed personal representative of the small estate of James Thompson, who died on January 27, 2005, 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 claims against the decedent must serve their claims on the undersigned person al representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

BENJAMIN J. WOOLERY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 73624 88924 (10-11)

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88921 (10-11,10-18,10-25)

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 October 29**, **2007**. 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 #: 3396, 2001 STIG T 5142 D VIN #: 1S9F514211K087394 Quest Electrical Services, Inc.,

4009 Mountain Rd., Pasadena

LOT #: 3084, 2004 Ford Explorer VIN #: 1FMZU73K74ZA19210 Lucas Performance Inc., 8840 Washington Blvd., Suite B, Jessup

LOT #: 3362, 2003 Toyota Solara VIN #: 2T1CE22P43C025515 NAZ Autobody, 17412 Livingston Rd., Accokeek

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

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

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

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

CELIA GLOVER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 77160 <u>88923</u> (10-11)

NOTICE

IN THE MATTER OF: PETER OKOOBO

FOR THE CHANGE OF NAME TO: PETER EHIJIE OSEGHALE

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

Case No. CAE 07-27875

A Petition has been filed to change the name of Peter Okoobo to Peter Ehijie Oseghale.

The latest day by which an objection to the Petition may be filed is November 2, 2007.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 88911 (10-11)

The latest day by which an objection to the Petition may be filed is November 2, 2007.

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

88913	(10-11)
00710	(10 11)

NOTICE

IN THE MATTER OF: GLADYS MARIE HASSIN

FOR THE CHANGE OF NAME TO: GLADYS MARIE SMITH DESSELLE

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

Case No. CAE 07-27493

A Petition has been filed to change the name of Gladys Marie Hassin to Gladys Marie Smith Desselle.

The latest day by which an objection to the Petition may be filed is November 2, 2007.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 88914 (10-11)

NOTICE

IN THE MATTER OF: DANIELLE LOUISE FOLGER

FOR THE CHANGE OF NAME TO: DANIELLE LOUISE LINDENGER

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

Case No. CAE 07-17085

A Petition has been filed to change the name of Danielle Louise Folger to Danielle Louise Lindenger.

The latest day by which an objection to the Petition may be filed is November 2, 2007.

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

88918

(10-11)

W. Alton Lewis 1450 Mercantile Lane, Ste. 155 Largo, MD 20774 (301) 341-5577

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIVIAN HARRISON

Notice is given that Deirdre Y. Harrison, whose address is 4709 Governor Ogle Court, Upper Marlboro, MD 20772 was on September 14, 2007 appointed personal representative of the estate of Vivian Harrison, who died on August 5, 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 14th day of March, 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 other-wise delivers to the creditor a copy of this published notice or other written notice, notifying the credi-tor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

DEIRDRE Y. HARRISON Personal Representative

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

Estate No. 77110 <u>88814</u> (9-27,10-4,10-11)

NOTICE

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

Maria R. Martinez Ricardo Martinez Defendant(s)

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-18432

Notice is hereby given this 21st day of September, 2007, 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 22nd day of

NOTICE

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

Anna Ruth Fajardo Platero David Nunez

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-18429

Notice is hereby given this 21st day of September, 2007, 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 22nd day of October, 2007, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three suc-cessive weeks before the 22nd day

of October, 2007. The Report of Sale states the amount of the foreclosure sale price to be \$316,350.00. The property sold herein is known as 1631 Taylor Avenue, Fort Washington, MĎ 20744.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88777 (9-27,10-4,10-11)

ORDER OF PUBLICATION

0112 211 01 1 02 21 01 11 01 1	111
Wachovia Bank as Custodian For Sass Muni V Dtr Plaintiff vs.	ar ch no m de
The Estate of Ernest J. Ferguson and	ch if

The Heirs and Assigns of Ernest J. Ferguson and their Heirs and Assigns

The Personal Representatives of the Estate of Ernest J. Ferguson

and

and

Finance America Corporation

Edward S. Cohn, Trustee

and

Prince George's County

And all other persons having or claiming to have an interest in 2106 Vermont Avenue

> In the Circuit Court for Prince George's County, Marvland

CASE NO.: CAE 07-22648

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

Property Address: 2106 Vermont Avenue

Account Number: 13-145330-7 Description: Lots 10.11.12.13 & Part 14 Excluding 500 SF, ining 12,500 SF & Imps Lot Containing 12,500 SF Columbia Park, Block 21 Assmt: \$154,240.00 Liber/Folio: 4358/186 Assessed To: Ferguson, Ernest J.

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, 14735 Main Street, Upper Marlboro, Maryland, on

OCTOBER 12, 2007 AT 9:00 A.M.

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

Lot numbered Twenty-One (21) as shown on Plat Five (5) in the subdi-vision known as "Westwood Reserve", as recorded among the Land Records of Prince George's County, Maryland, in Plat Book REP 193, at Plat No. 100, said prop-erty having the address, 15205 Baden Westwood Road, Brandywine, MD 20613 (incorrectly referred in the deed of Trust as 15239 Baden Westwood Road) and;

The property is unimproved land.

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

TERMS OF SALE: A deposit of \$7,500.00 in the form of cashier's, treasurer's or certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for iny reason and the property is pur-hased by someone other than the oteholder, there shall be no abatenent of interest caused by the lelav.

Adjustments on all taxes, public harges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, conveyancing, State revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser; otherwise, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. The defaulting purchaser will be liable for any loss incurred by the noteholder because of the default. 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 Substitute Trustee. Purchaser agrees to pay \$250.00 to Seller's attorney for review of the settlement documents.

Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, includ-ing, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, merchantability, or other similar matters.

> IEROME A. KUTA Substitute Trustee

newspaper having a general circu-lation in Prince George's County, once a week for three successive weeks on or before the 19th day of October, 2007, warning all persons interested in the said properties to be and appear in this Court by the 27th day of 2007 27th day of November, 2007, 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

88800 (9-27,10-4,10-11) NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL B. CHAPMAN, SR.

Notice is given that Nathaniel B. Chapman, Jr., whose address is 5647 Sargent Road, Hyattsville, MD 20782 and Patrice M. Savoy, whose address is 1006 Karen Boulevard, Capitol Heights, MD 20743 were on September 12, 2007 appointed copersonal representatives of the estate of Nathaniel B. Chapman, Sr., who died on June 19, 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 co-per-sonal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of March, 2008.

Any person having a claim against the decedent must present the claim to the undersigned copersonal representatives 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 co-per-

sonal representatives mail or otherwise deliver to the creditor a copy of this published notice or other written notice, notifying the credi-tor 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.

NATHANIEL B. CHAPMAN, JR. PATRICE M. SAVOY Co-Personal Representatives

	Cereta A. Lee
r	REGISTER OF WILLS FOR
1	PRINCE GEORGE'S COUNTY
l	P.o. Box 1729
-	Upper Marlboro, MD 20772

88815

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

Estate No. 77099

(9-27,10-4,10-11)

NOTICE

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

vs.

Alex J. Mfugale Lisa J. Sharp

of October, 2007.

True Copy—Test:

Edward S. Cohn

Richard J. Rogers,

vs.

Stephen N. Goldberg Richard E. Solomon

Kenneth M. Martino, Sr.

Heaven D. Martino

88775

Peggy Magee, Clerk

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-19402

amount of the foreclosure sale price

to be \$334,676.19. The property sold herein is known as 12244 Open

View Lane, Unit 810, Upper Marlboro, MD 20774.

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAE 07-20373

Notice is hereby given this 25th

day of September, 2007, by the Circuit Court for Prince George's County, that the sale of the

Property mentioned in these pro-

ceedings, made and reported, will be ratified and confirmed, unless

cause to the contrary thereof be shown on or before the 25th day of October, 2007, provided a copy of

this notice be inserted in some

weekly newspaper printed in said County, once in each of three suc-

cessive weeks before the 25th day

The Report of Sale states the

amount of the foreclosure sale price

to be \$264,476.04. The property sold herein is known as 9204 Curtis

Court, Upper Marlboro, MD 20772.

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

(9-27,10-4,10-11)

of October, 2007.

True Copy—Test:

88807

Peggy Magee, Clerk

(9-27,10-4,10-11)

Substitute Trustees,

Plaintiffs

Defendant(s)

Defendant(s)

September, 2007 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale Notice is hereby given this 21st day of September, 2007, by the Circuit Court for Prince George's of the property at 2403 Kent Village County, that the sale of the Drive, Hyattsville, MD 20785 men Property mentioned in these pro tioned in these proceedings, made and reported by Deborah K. Curran ceedings, made and reported, will be ratified and confirmed, unless and Laura H. G. O'Sullivan Trustees, be ratified and confirmed cause to the contrary thereof be shown on or before the 22nd day of unless cause to the contrary thereof October, 2007, provided a copy of be shown on or before the 25th day this notice be inserted in some of October, 2007 next, provided a weekly newspaper printed in said County, once in each of three succopy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day cessivé weeks before the 25th day The Report of Sale states the

of October, 2007, next. The report states the amount of sale to be \$215,244.00.

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

Peggy Magee, Clerk (9-27,10-4,10-11) 88804

NOTICE

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

Latisha Laureece Payne

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 06-23796

Notice is hereby given this 21st day of September, 2007, 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 22nd day of October, 2007, 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 22nd day of October, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$225,917.79. The prop-erty sold herein is known as 4128 Silver Park Terrace - 1st, Suitland, MD 20746.

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

88778 (9-27,10-4,10-11)

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

PRINCE GEORGE'S COUNTY, MARYLAND

THE ORPHANS' COURT FOR

In the Matter of:

NOTICE Deborah K. Curran

Laura H. G. O'Sullivan, Trustees Plaintiffs vs.

Tawana Willoughby

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

Civil No. CAE 07-14636

ORDERED, this 25th day of

October, 2007, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three suc-cessive weeks before the 22nd day of October, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$273,635.40. The property sold herein is known as 3905 72nd Avenue, Hyattsville, MD 20784.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk (9-27,10-4,10-11) <u>88776</u>

NOTICE

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

Plaintiffs

vs.

Raquel Y. Denise Punter Defendants

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

Civil No. CAE 06-14740

ORDERED, this 25th day of September, 2007 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1205 Cape Baron Court, Upper Marlboro, MD 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Michelle M. Latta, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of October, 2007 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 25th day of October, 2007, next.

The report states the amount of sale to be \$268,024.26.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk 88805 (9-27,10-4,10-11) The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 20th day of September, 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 circu-lation in Prince George's County, once a week for three successive weeks on or before the 12th day of October, 2007, warning all persons interested in the said properties to be and appear in this Court by the 20th day of November, 2007, 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 (9-27,10-4,10-11) 88780

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

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE REAL ESTATE

Premises known as 15205 Baden Westwood Road, Brandywine, MD 20613.

By virtue of the power and authority contained in a Deed of Trust from Harry T. Mosley to Joseph W. Gross and Gerald J. Whittaker (Trustees) dated the 19th day of December, 2002, and recorded at Liber 16706, Folio 647, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the under-signed Substitute Trustee will offer for sale at public auction at the

88782 (9-27,10-4,10-11)

ORDER OF PUBLICATION

Wachovia Bank as Custodian	
For Sass Muni V Dtr	
Plaintiff	
VS.	

Ianice E. Evans

and

Margaretta Bradley, Trustee

and

Tim Butt. Trustee

and

Citifinancial, Inc.

and

Prince George's County

And all other persons having or claiming to have an interest in 613 New Orchard Place

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

CASE NO.: CAE 07-22570

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

Property Address: 613 New Orchard Place Account Number: 13-139750-4 Description: 9,648.00 SF & Imps, New Orchard, Lot 35, Blk F Assmt: \$256,550.00 Liber/Folio: 6738/378 Assessed To: Evans, Janice E.

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

(b) months from the date of sale has expired. It is thereupon this 25th day of September, 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

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

2000 PLYMOUTH VN VIN #: 1P4GP45G3Y8513844

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday**, **October 20, 2007**, at 10:00 A.M.

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

Big Tiny's ' Lienor	Fowing & Auto Clinic;
88905	(10-11,10-18)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF:

THELMA O. PAGE

ESTATE NO: 75807

PUBLIC NOTICE OF CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Gloria Wallace, challenging the will or codicil dated April 28, 2005. You may obtain from the Register of Wills the date and time of any hearing on this matter.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MARYLAND 20773 88837 (10-4, 10-11) Chynna Smith Bateman, Minor

Guardianship No. GD-09501

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Chynna Smith Bateman an infant female born on November 2, 1994 at Columbia Hospital for Women, Washington, DC to Stacey C. Smith and Elliott F. Bateman, having been filed, it is this 19th day of September, 2007.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Elliott F. Bateman, 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, Elliott F. Bateman, is hereby notified to show cause on or before the 27th day of November, 2007, why the relief prayed should not be granted; and said respon-dent 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.

(9-27,10-4,10-11)

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

88810



88811

Shaquille Smith Bateman, Minor

Guardianship No. GD-09502

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, name-ly **Shaquille Smith Bateman** an infant female born on February 23, 1993 at Columbia Hospital for Women, Washington, DC to Stacey C. Smith and Elliott F. Bateman, having been filed, it is this 19th day of September, 2007.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Elliott F. Bateman, 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, Elliott F. Bateman, is hereby notified to show cause on or before the 27th day of November, 2007, 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

(9-27,10-4,10-11)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 10750 Lee Acres Drive, Brandywine, MD 20613-9603

By virtue of the power and authority contained in a Deed of Trust from Deloise S. Estep and Vincent Robert Proctor 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, OCTOBER 24, 2007 AT 3:05 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 southwesterly corner of the Grover C. Murphy of property at 105.60 feet on this course) to the beginning.

Containing 5.000 acres.

Said property is improved by a dwelling and is sold in "as is condition.'

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. 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 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 rat-ified the liability of the Substitute Trustees shall be limited to a refund of the Deposit. Upon refund of the Deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS Substitute Trustees by virtue of Instrument recorded

among the land records of Prince George's County, Maryland

Brenda J. DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Tel: (301) 627-1002 Auctioneer's Number: A00116 (10-4,10-11,10-18)

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 THIS PROPERTY WILL BE SOLD SUBJECT TO A PRIOR

MORTGAGE, THE AMOUNT TO BE ANNOUNCED AT THE TIME OF SALE

Improved by premises known as

4108 Norcross Street, Temple Hills, MD 20748

By virtue of the power and authority contained in a Deed of Trust from Willie Horne and Patricia Horne, dated August 30, 2006, and recorded in Liber 26164 at folio 128 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

OCTOBER 23, 2007 AT 12:00 NOON

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

Lot numbered Six (6), in Block lettered "H", in the Subdivision known as "HILLCREST HEIGHTS, SECTION 6", as per Plat thereof duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 27 at Plat No. 65.

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 \$7,000.00 at the time of sale. If the noteholder and/or ser-vicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 12.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an enti-ty other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Condominum 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. Costs 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 fore-depune acle abell accume the right of lass for the normative for closure 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

(10-4,10-11,10-18)

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

TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as 5431 Varnum Street, Bladensburg, MD 20710-1568

By virtue of the power and authority contained in a Deed of Trust from Beatrice L. Gudger and Kenneth L. Gudger, dated July 26, 2006, and recorded in Liber 26061 at folio 463 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the entrance to age, specifically designated by the presence c table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

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 GEORGES COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale 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

OCTOBER 31, 2007 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.

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

(10-11,10-18,10-25)

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

TRUSTEE'S SALE OF VALUABLE IMPROVED

REAL ESTATE

Improved by premises known as 12000 Fairway Court, Glenn Dale, MD 20769

By virtue of the power and authority contained in a Deed of Trust from Raymond C. Fisher, Sr., dated August 17, 2005, and recorded in Liber 23559 at folio 111 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the entrance to the parking garage, specif-ically designated by the presence of the picnic table (left of the Bourne Wing

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, OCTOBER 16, 2007 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, October 16, 2007, the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M.

CB-37-2007—AN ACT CONCERNING CONTRACT APPROVALS for the purpose of approving the lease of certain improvements by Prince George's County and a memorandum of understanding concerning the renovation of public housing sites.

<u>CR-60-2007—A RESOLUTION CONCERNING SWANSON</u> <u>ROAD/SWANSON ROAD SPUR</u> for the purpose of designating Swanson Road/Swanson Road Spur in Upper Marlboro, within the limits described herein, as a Scenic Road pursuant to Subtitle 23 (Roads and Sidewalks) of the County Code..

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD (301) 925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Camille A. Exum, Chair

Attest: Redis C. Floyd Clerk of the Council

88850

88849

(10-4, 10-11)88831

OCTOBER 23, 2007 AT 12:05 P.M.

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

Lot numbered Thirteen (13) in Block lettered "D" in the subdivision known as WASHINGTON SUBURBAN HOMES SUBDIVISION" as per plat thereof recorded in Section Two in Plat Book BB 12 at Plat 22 among the Land Records of Prince George's County, Maryland.

The property is improved by a dwelling.

<u>88830</u>

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.2% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to 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 pay-ment 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. Costs of all documentary stamps, trans-fer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN AND LAURA H. G. O'SULLIVAN

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

(10-4, 10-11, 10-18)88899

Commissioner's Entrance to the Prince George's County Courthouse), on

OCTOBER 31, 2007 AT 12:05 P.M.

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

Lot Numbered Thirty-three (33), in Block Lettered "A", in the subdivision known as "SECTION THREE, HILLMEADE MANOR", as per plat thereof recorded in Plat Book WWW 49 at Plat 28, among the Land Records of Prince George's County, Maryland.

The property is improved by a dwelling.

88898

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.65% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the notehold-er and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN Trustee, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(10-11.10-18.10-25)

THE PRINCE GEORGE'S POST NEWSPAPER CALL 301-627-0900 * FAX 301-627-6260 * EMAIL: BBOICE@PGPOST.COM

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND In the Matter of: Ashley J. Carter, Minor

Guardianship No. GD-09395

ORDER OF PUBLICATION

A petition for the guardianship of erson of a minor child, namely Ashley J. Carter an infant female born on January 4, 1991 at Howard University Hospital, Washington, DC to Evelyn Carter and Father Unknown, having been filed, it is this 21st day of September, 2007.

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 aforemen-tioned petition for the guardianthe person has been filed, ship of stating the last known address of respondent as unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 27th day of November, 2007, why the relief prayed should not be granted; and said respon-dent 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

88809 (9-27,10-4,10-11)

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

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE REAL ESTATE

Premises known as 2307 Church Road, Mitchellville, MD 20721 and 15808 Paramont Lane, Bowie, MD 20716-1703.

By virtue of the power and authority contained in a Deed of Trust from Walter Lee Donaldson III, also known as Walter Lee Donaldson, and Lynn Donaldson to Gerald J. Whittaker and Joseph W. Gross (Trustees) dated the 28th day of May, 2003, and recorded in Liber 17801, folio 515, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the under-signed 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, 14735 Main Street, Upper Marlboro, Maryland,

OCTOBER 19, 2007 AT 9:00 A.M.

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

All that tract of land located in **Oueen Anne District, Prince** George's County, Maryland conunit and reserve the bid. The Substitute Trustee will accept the bid or bids, in his discretion, which produce the proceeds to satisfy the lien of the noteholder, The Washington Savings Bank, FSB.

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale on the sale of 2307 Church Road, Mitchellville, MD 20721, \$10,000.00 for the sale of 15808 Paramont Lane, Bowie, MD 20716-1703 , and \$30,000.00 if the properties are sold as one unit. The balance of the pur-chase price with interest at 7.50% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay.

Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assess-ments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, convevancing. 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 deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. The defaulting purchas-er will be liable for any loss incurred by the noteholder because of the default. 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 damage to the property from the date of sale forward. The property date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, merchantability, or other similar matters.

> JEROME A. KUTA Substitute Trustee

<u>88869</u> (10-4,10-11,10-18)

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705 Plaintiff vs.

EUGENE COLES 3704 Dunlap Street Temple Hills, Maryland 20748-4223

and

BELA KERPER 6125 9th Avenue Circle New Bradenton, Florida 34212 ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

Plaintiff

C.D.E. ASSOCIATION, INC. 1217 Ritchie Road Capitol Heights, Maryland 20743-4912

and

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

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

CAE 07-27122 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's 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

Parcel A Common Area Per Plat, 14.1051 Acres. Clinton Dale.

this proceeding.

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

It is thereupon this 27th day of September, 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 persons interested in the property appear in this Court by the 27th day of November, 2007, 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 plain-tiff 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 (10-4,10-11,10-18) 88846

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

> Plaintiff vs.

FAITH EVANGELICAL LUTHER-AN CHURCH 5701 Livingston Road Oxon Hill, Maryland 20745-2404

and

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

In the Circuit Court for

Defendants

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

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-27117

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.

14,758.0000 Sq. Ft. Fort Washington Lot 73 Blk D.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of September, 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, warning all persons interested in the property to appear in this Court by the 3rd day of December, 2007, 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 (10-4,10-11,10-18) 88859

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

HABITAT FOR HUMANITY PRINCE GEORGE'S COUNTY, INC. PO Box 72 Mount Rainier, Maryland 20712-0072

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-26971

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.

Prince George's County, Maryland Civil Division CAE 07-27121

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.

At Mill Farm, 3.0000 Acres.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of September, 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, warning all persons interested in the property to appear in this Court by the 27th day of November, 2007, 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 plain-tiff 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 (10-4,10-11,10-18) 88861

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

Plaintiff

CHARTER HOUSE, LLC Suite 350 8120 Woodmont Avenue Bethesda, Maryland 20814-2743

and

Plaintiff

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

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-27123

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following in Prince George's property 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.

10,340.00 Sq. Ft., Concord Manor - Lot 34, Blk D.

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

It is thereupon this 27th day of September, 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, warning all persons interested in the property to appear in this Court by the 27th day of November, 2007, and redeem the property 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 plain-tiff a title, free and clear of all encumbrances.

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs

Plaintiff

AMOS SHAW, JR. 112 Castleton Drive Upper Marlboro, Maryland 20774-1441

and

JACQUELYN B. SHAW 112 Castleton Drive Upper Marlboro, Maryland 20774-1441

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-27120

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.

Pt Lot 42, L5914f8 25 trs Dt 9-26-84 L5976f944 115.0000 Sq. Ft. Bradbury Heights, Blk 44.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of September, 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, warning all per sons interested in the property to appear in this Court by the 27th day of November, 2007, 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 plain-tiff 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

TARO GEHANI

12906 Craiglawn Court Beltsville, Maryland 20705

VS.

MARGARET BEALL MACE,

88863 (10-4,10-11,10-18)

ORDER OF PUBLICATION

taining 15.82 acres more or less, as per plat and survey made by Edward L. Latimer & Son, May 10, 1933 which plat is attached to a Deed from Franklin

Davis Nurseries, Inc. to Charles A. Kirtley and Virginia Carter Kirtley his wife dated May 10,1933, and recorded May 13;1933 among the Land Records of Prince George's County, Maryland in Liber 392 at folio 285 reference to which Deed is hereby made for a more full and particular description by metes and bounds, together with a right of way as set forth in aforemen-tioned Deed, having an address of 2307 Church Road, Mitchellville, MD 20721, and

Lot numbered Eighteen (18) in Block Numbered Five (5) in the subdivision known as "POINTER RIDGE AT COLLINGTON, Section 2A" as per plat thereof recorded in Plat Book WWW 62 a t Plat No. 75 among the Land Records of Prince George's County, Maryland, having an address of 15808 Paramont Lane, Bowie, MD 20716-1703.

2307 Church Road, Mitchellville, MD 20721 is improved by a detached dwelling. 15808 Paramont Lane, Bowie, MD 20716-1703 is improved by a detached dwelling. The properties are being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any. The sale of 15808 Paramont Lane, Bowie, MD 20716-1703 is subject to a prior lien recorded November 8, 2002, at Liber 16421, Folio 612, in the original amount of \$131,287.00 and the effect, if any, of the re-finance of that trust at Liber 18868, Folio 575, but only to the legal effect of the refinance that was recorded after the trust being foreclosed on in this matter

The Substitute Trustee will first sell 2307 Church Road, Mitchellville, MD 20721, as a separate property and reserve the bid. The Substitute Trustee will then sell 15808 Paramont Lane, Bowie, MD 20716-1703 as a separate property and reserve the bid. The Substitute Trustee will then sell both properties together as one

APOLLONIA KERPER 6125 9th Avenue Circle New Bradenton, Florida 34212

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-27118

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.

Lot 4, Ex 85.7 Sq. Ft. 8,854.0000 Sq. Ft., Forest Heights, Blk 3.

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

It is thereupon this 27th day of September, 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 27th day of November, 2007, 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 plain-tiff 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 88864

(10-4, 10-11, 10-18)

Prince George's County, Maryland Civil Division CAE 07-26972

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.

Lot 8, Ex 477 Sq. Ft., 7,350.0000 Sq. Ft., Forest Heights, Blk 3.

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

It is thereupon this 27th day of September, 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 persuccessive weeks, warning all per-sons interested in the property to appear in this Court by the 27th day of November, 2007, 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 plain-tiff 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 (10-4,10-11,10-18) 88847

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

Plaintiff

ESTHER EDEN 1835 University Boulevard E, No. 200 Hyattsville, Maryland 20783-4600

and

Lots 56, 57, 58, 59 and 8,000.0000 Sq. Ft. Capitol Heights, Blk 32.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of September, 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 persons interested in the property to appear in this Court by the 27th day of November, 2007, 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 plain-tiff a title, free and clear of all

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

encumbrances.

True Copy—Test: Peggy Magee, Clerk (10-4,10-11,10-18) 88860

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

Plaintiff

JAMES H. SKINNER, SR. 5906 Robin Lane Suitland, Maryland 20746-5116

and

JAMES H. SKINNER, JR. 5906 Robin Lane Suitland, Maryland 20746-5116

and

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

Defendants

In the Circuit Court for

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

True Copy—Test: Peggy Magee, Clerk (10-4, 10-11, 10-18)88862

NOTICE

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

Plaintiffs vs.

Kadinya Johnson

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-11886

Notice is hereby given this 1st day of October, 2007, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2007, 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 1st day of November, 2007. The Report of Sale states the

amount of the foreclosure sale price to be \$172,213.29. The property sold herein is known as 5201 Deal Drive, Oxon Hill, MD 20745.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Peggy Magee, Clerk 88858 (10-4,10-11,10-18)

LADAY COMPANY 415 Russell Avenue, Apt. 712 Gaithersburg, Maryland 20877-2808

PERSONAL REPRESENTATIVE

OF THE ESTATE OF CARL D.

MACE, TRUSTEE FOR THE HOL-

and

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

Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 07-27113

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.

Lots 115, 116, 117, 118, 119, 8,474 Sq. Ft. Greater Capitol Heights, Block 39.

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

It is thereupon this 27th day of September, 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 27th day of November, 2007, 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 plain-tiff 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

88865

(10-4, 10-11, 10-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1000 TREELAND WAY, UNIT 701 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Mishelle E. Reeves dated August 3, 2006 and recorded in Liber 26018, Folio 330 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$66,200.00, and an original interest rate of 12.625, 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 OCTOBER 16, 2007 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 \$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

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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

<u>88797</u>

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

(9-27,10-4,10-11)

88796

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8516 14TH AVENUE HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Daysi A. Moreira and Renso D. Guerrero dated June 17, 2005 and recorded in Liber 22696, Folio 153 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest rate of 6.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on OCTOBER 16, 2007 AT 11:07 AM.

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15721 ENSLEIGH LANE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Tanika Williams dated September 11, 2006 and recorded in Liber 26108, Folio 248 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,800.00, and an original interest rate of 7.425, 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 OCTOBER 16, 2007 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 \$31,500.00 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 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

(9-27,10-4,10-11)

88799

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1938 VILLAGE GREEN DRIVE, UNIT G177 HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Ronnie Byrd dated March 9, 2005 and recorded in Liber 21714, Folio 147 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$108,044.00, and an original interest rate of 7.700, 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 **OCTOBER 16, 2007 AT 11:09 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14954 CHERRYWOOD DRIVE, UNIT 5 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Paula R. Burnette dated May 9, 2001 and recorded in Liber 14463, Folio 145, and re-recorded at Liber 14936, Folio 412 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$103,500.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on OCTOBER 16, 2007 AT 11:08 AM.

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

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

Terms of Sale: A deposit of \$9,700.00 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 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

(9-27,10-4,10-11)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4502 JOHN STREET SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Genevieve J. Cromer dated April 27, 2004 and recorded in Liber 20077, Folio 0097 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **OCTOBER 16, 2007 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.

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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the pur-chase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

Terms of Sale: A deposit of \$11,500.00 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 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

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

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

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the pur chase 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

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The Prince George's Post Newspaper

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Call (301) 627-0900or Far (301) 627-6260



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

MORTGAGE ASSIGNEES' SALE OF IMPROVED REAL PROPERTY

12702 LIVE OAK PLACE UPPER MARLBORO, MD 20772

Under and by virtue of a power of sale contained in a certain Mortgage dated October 31, 2000 between Julie Harris and Andre Harris and Associates Home Equity Services, Inc. and recorded in Liber 14219, Folio 198 among the Land Records of Prince George's County, the holder of the indebtedness secured by said Mortgage having subsequently assigned the Mortgage to Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, or either of them, for purposes of foreclosure by instrument duly executed, acknowledged and recorded among the Land Records of Prince George's County aforesaid, default having occurred under the terms of said Mortgage, and at the request of the party secured thereby, (Case No. CAE07-2286) the undersigned Mortgage Assignees will 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, on **OCTOBER 23, 2007 AT 11:11 AM**.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Mortgage. 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 \$3,500.00 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 Mortgage Assignees. 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 Mortgage Assignees 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 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 Mortgage Assignees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, Mortgage Assignees

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

(10-4,10-11,10-18)

88900

COUNTY COUNCIL HEARINGS COUNTY COUNCIL OF

88885

PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, OCTOBER 23, 2007 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12700 BRUNSWICK LANE BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Cody O'Bryant dated July 18, 2006 and recorded in Liber 25890, Folio 691 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,120.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on OCTOBER 30, 2007 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 \$24,500.00 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 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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

REAL PROPERTY

6803 GOODWIN STREET

HYATTSVILLE, MD 20784

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

(10-11,10-18,10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7400 FRANKFORT PLACE GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Bernard Wright dated March 8, 2006 and recorded in Liber 24784, Folio 198 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 8.490, 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 OCTOBER 30, 2007 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 \$31,600.00 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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

<u>5) 88902</u>

(10-11,10-18,10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2108 BROWNS LANE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Darryl Davis dated December 29, 2006 and recorded in Liber 27296, Folio 231 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,000.00, and an original interest rate of 11.250, 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 **OCTOBER 30, 2007 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.

UPPER MARLBORO, MARYLAND

Notice is hereby given that on **Tuesday**, **October 23**, **2007**, the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

Appointment of the following individuals to the Prince George's County Park and Recreation Advisory Board:

Mr. Alfred T. Dasi	Appointment/Southern Area Representative Replacing: Earnest Canty Term Expiring: 6/30/2009
Ms. Janelle J. Jordan	Appointment/Central Area Representative Replacing: Leslie Telford Term Expiring: 6/30/2011
Mr. Edie F. Nkwelle	Appointment/Northern Area Representative Replacing: Marvin Clarke Term Expiring: 6/30/2010
Ms. Ivy R. Thompson	Appointment/Northern Area Representative Replacing: Andres Ramirez, Jr. Term Expiring: 6/30/2010
Mr. Sandy J. Vaughns	Appointment/At-Large Representative Replacing: Jeffrey W. Smith Term Expiring: 6/30/2010
Ms. Joyce A. Beck	Reappointment/Southern Area Representative Term Expiring:
Ms. Brenda L. Beitzel	Reappointment/At-Large Representative Term Expiring: 6/30/2010
Mr. George S. Nicol	Reappointment/Northern Area Representative Term Expiring: 6/30/2011
Mr. Elisha B. Pulivarti	Reappointment/Northern Area Representative Term Expiring: 6/30/2009
Ms. Rosa M. Wingate	Reappointment/Central Area Representative Term Expiring: 6/30/2009

Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, 301-952-3600/TDD 301-925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Camille A. Exum, Chair

Attest: Redis C. Floyd Clerk of the Council

88891

Carolyn Anthony dated July 15, 2005 and recorded in Liber 23022, Folio 243 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,500.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on OCTOBER 30, 2007 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 \$19,000.00 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 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

(10-11) 88901

(10-11,10-18,10-25) 88903

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

Terms of Sale: A deposit of \$24,100.00 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 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.

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> > (10-11, 10-18, 10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9107 5TH STREET LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Mayasara Abdalla and Gedila Musa dated May 24, 2005 and recorded in Liber 022486, Folio 0126 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,200.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic nic table), Upper Marlboro, Maryland 20772, on **OCTOBER 16, 2007 AT 11:12 AM**.

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

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

Terms of Sale: A deposit of \$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 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

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<u>88819</u>

(9-27,10-4,10-11)

88821

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11002 PELICAN DRIVE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Michael Howcott, Sr. and Tammie Howcott dated December 10, 2004 and recorded in Liber 21374, Folio 239 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,900.00, and an original interest rate of 8.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **OCTOBER 16, 2007 AT 11:11 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13076 SALFORD TERRACE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Regina L Buie dated August 22, 2005 and recorded in Liber 23310, Folio 573 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest rate of 6.720, 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 OCTOBER 16, 2007 AT 11:14 AM.

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

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

Terms of Sale: A deposit of \$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 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

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> > (9-27,10-4,10-11)

88823

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

907 FAIRVIEW AVENUE TAKOMA PARK, MD 20912

Under a power of sale contained in a certain Deed of Trust from Antonio Sanchez dated September 20, 2006 and recorded in Liber 26379, Folio 413 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$284,000.00, and an original interest rate of 9.090, 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 **OCTOBER 16, 2007 AT 11:13 AM**.

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3603 RHODE ISLAND AVENUE MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust from Luz Bardales and Elna Reyes dated October 5, 2006 and recorded in Liber 026196, Folio 0640 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$348,000.00, 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 OCTOBER 16, 2007 AT 11:16 AM.

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

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

Terms of Sale: A deposit of \$36,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss 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 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

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(9-27,10-4,10-11)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12900 KILBURNIE CIRCLE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Karyn Broughton dated May 25, 2005 and recorded in Liber 22504, Folio 428 among the Land Records of Prince George's County, Maryland with an original minimal below of 6200 000 00 Maryland, with an original principal balance of \$300,000.00, 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, immediatelv next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on OCTOBER 16, 2007 AT 11:15 AM ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

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

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

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

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

Terms of Sale: A deposit of \$30,000.00 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.

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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 obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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(9-27,10-4,10-11) 88820

(9-27,10-4,10-11) 88822

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9418 ARDWICK ARDMORE ROAD SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust from Henry Moore and Ivette Moore dated April 5, 2006 and recorded in Liber 22052, Folio 249 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$427,405.00, and an original interest rate of 7.990, 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 **OCTOBER 16, 2007 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 \$45,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

<u>88825</u>

(9-27,10-4,10-11)

88882

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8613 OAKDALE STREET FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Leonel F. Barahona dated August 10, 2006 and recorded in Liber 26073, Folio 247 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$284,800.00, and an original interest rate of 7.800, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the immediately next the parking garage, to Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on OCTOBER 16, 2007 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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7500 MILLWRIGHT STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Timothy Bryant dated June 23, 2006 and recorded in Liber 25779, Folio 026 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original interest rate of 7.675, 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 OCTOBER 23, 2007 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 \$25,700.00 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 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

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> > (10-4,10-11,10-18)

<u>88880</u>

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8802 GRAMERCY LANE LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Lavonne D. Monroe dated August 19, 2005 and recorded in Liber 23316, Folio 196 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,700.00, and an original interest rate of 5.625, 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 **OCTOBER 23, 2007 AT 11:01 AM**. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

16405 BEALLE HILL RD WALDORF, MD 20601

Under a power of sale contained in a certain Deed of Trust from Meredith Fuller dated June 12, 2006 and recorded in Liber 26585, Folio 572 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,000.00, and an original interest rate of 7.775, 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 OCTOBER 23, 2007 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 \$23,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

> > (10-4,10-11,10-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13011 KEVERTON DRIVE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Ramona Price and Vivian Price dated February 28, 2005 and recorded in Liber 21937, Folio 729 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$271,150.00, and an original interest rate of 9.950, 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 OCTOBER 23, 2007 AT 11:03 AM.

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

Terms of Sale: A deposit of \$29,500.00 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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

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

Terms of Sale: A deposit of \$25,500.00 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 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

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

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

Terms of Sale: A deposit of \$28,200.00 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 obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

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(9-27,10-4,10-11) 88881

(10-4,10-11,10-18) 88879

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

TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as 10511 Birdie Lane, Upper Marlboro, MD 20774

By virtue of the power and authority contained in a Deed of Trust from William M. Bundy, dated October 17, 2006, and recorded in Liber 26442 at folio 498 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the entrance to the parking garage, specif-ically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

OCTOBER 15, 2007 AT 11:55 A.M.

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

Lot numbered Two (2) in Block Lettered "F" in the subdivision known as "Plat Three, Presidential Heights" as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland in Plat Book VJ 167, at Plat No. 7.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion for \$42,000.00 at the time of sale. If the noteholder and/or servicer is the suc-cessful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.65% per annum from date of sale to the date the funds are received in the office of the Trustees if the property is purchased by an entity other than the notehold. Trustees, if the property is purchased by an entity other than the notehold-er 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 date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the pur-chaser from the date of sale. The purchaser shall be responsible for the pay-ment 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. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the fore-closure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN AND LAURA H. G. O'SULLIVAN

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

<u>88783</u>

(9-27,10-4,10-11)

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 9301 Dortmund Ct., Laurel, MD 20708

By virtue of the power and authority contained in a Deed of Trust from Laurence Kirby, dated August 8, 2002 and recorded in Liber 16272 at Folio 110 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

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

TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A PRIOR MORTGAGE, THE AMOUNT TO BE ANNOUNCED AT THE TIME OF SALE

Improved by premises known as 5401 Gallatin Street, Hyattsville, MD 20781

By virtue of the power and authority contained in a Deed of Trust from Robert D. Venson, dated May 23, 2006, and recorded in Liber 25430 at folio 656 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the entrance to the parking garage, specifically des-ignated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

OCTOBER 15, 2007 AT 12:05 P.M.

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

Lots numbered Eighteen and Nineteen (18 and 19), in Block numbered Five (5), in the subdivision known as "Roger Heights", as per plat thereof duly recorded in Plat Book RN2, at Plat 66, among the Land Records of Prince George's County, Maryland.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion for \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 12.9% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the onice of the er and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other pub-ic observes and assessments payable on an annual bacis including sanitary delayed for any reason. Taxes, ground rent, water rent, and all other pub-lic charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the pur-chaser from the date of sale. The purchaser shall be responsible for the pay-ment 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. Costs of all documentary stamps, trans-fer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the fore-closure sale shall assume the risk of loss for the property immediately after the sale the sale.

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

88785

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

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

Improved by premises known as 5600 Arapahoe Drive, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from Daisy Margarita Ruiz-Estrada and Jose Estrada, dated August 22, 2006, and recorded in Liber 26224 at folio 111 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the

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

TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 4209 Steeds Grant Way, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from By virtue of the power and authority contained in a Deed of Trust from Brendalan R. Jackson, dated September 30, 2005, and recorded in Liber 23704 at folio 151 among the Land Records of PRINCE GEORGE'S COUN-TY, Maryland upon default and request for sale, the undersigned 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

OCTOBER 15, 2007 AT 12:15 P.M.

all that property described in said Deed of Trust as follows: Lot numbered Fifty-three (53) in the subdivision known as "PLAT SEVEN, STEEDS GRANT", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book VJ 171 Page 57.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion for \$43,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.99% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the note-holder and/or servicer. If payment of the balance does not occur within fif-teen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other pub-lic charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to lic charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the pur-chaser from the date of sale. The purchaser shall be responsible for the pay-ment 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. Costs of all documentary stamps, trans-fer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser. If the Sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. after the sale.

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

88787

(9-27,10-4,10-11)

(9-27,10-4,10-11)

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

TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 701 E. Tantallon Drive, Fort Washington, MD 20744 By virtue of the power and authority contained in a Deed of Trust from

WEDNESDAY, OCTOBER 24, 2007 AT 3:00 P.M.

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

Lot numbered Twenty-eight (28) in Block lettered "R" in the subdivision known as "Plat 5, MONTPELIER HILLS", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 132 at plat 9.

Said property is improved by a dwelling and is sold in "as is condi-

TERMS OF SALE: A deposit of \$20,000.00 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 7.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit Charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. 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 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

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

88848

undersigned 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

OCTOBER 15, 2007 AT 12:10 P.M.

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

Being known and designated as Lot Five (5) in Block "T" in a subdivision known as "SECTION FIVE (5), FOREST HEIGHTS", as per plat thereof recorded in Plat Book BB 10, folio 14 one of the Land Records of Prince George's County, Maryland. The improvements thereon being known as No. 5600 Arapahoe Drive.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion for \$31,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.95% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the notehold-er 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 date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the pur-chaser 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. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN AND LAURA H. G. O'SULLIVAN

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

(9-27.10-4.10-11)

Oseni Akinbobola, dated February 17, 2006, and recorded in Liber 24702 at folio 179 among the Land Records of PRINCE GEORGE'S COUNTY Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the entrance to the parking garage, specif-ically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

OCTOBER 19, 2007 AT 12:00 NOON

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

Lot numbered Fifteen (15), in Block lettered "E", in the subdivision known as "Resubdivision of Part of Block E, Section Nine, TANTALLON ON THE POTOMAC", as per Plat thereof recorded in Plat Book W.W.W. 70 at Plat 60, 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 Trustees may determine, at their sole discretion for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the note-holder 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 date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the pur-chaser 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. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately ofter the cale after the sale.

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

88786 (10-4, 10-11, 10-18)

88870

(10-4,10-11,10-18)

THE PRINCE GEORGE'S POST NEWSPAPER

CALL 301-627-0900 * FAX 301-627-6260 * EMAIL: BBOICE@PGPOST.COM

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

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

8221 LONDON DERRY COURT LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Komlan M. Logossou dated February 20, 2007 and recorded in Liber 27671, Folio 407 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$68,200.00, and an original interest rate of 12.625, 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 Wing / Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on OCTOBER 23 2007 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 \$7,300.00 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 obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

> > (10-4,10-11,10-18)

88876

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10705 WEMBROUGH PLACE CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Tanzi M. Morgan dated June 19, 2006 and recorded in Liber 28138, Folio 269 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$395,000.00, and an original interest rate of 9.600, 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 OCTOBER 23, 2007 AT 11:05 AM.

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

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

5707 BOST LANE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Guy Davidson and Juletta Davidson dated December 1, 2006 and recorded in Liber 026861, Folio 0373 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$295,000.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on OCTOBER 23, 2007 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 \$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 obtain-ing physical possession of the property. Purchaser assumes the risk of Insport of damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. 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

> > (10-4, 10-11, 10-18)

88874

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

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

1322 WOODLARK DRIVE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Kristie Grant dated November 3, 2005 and recorded in Liber 23828, Folio 003 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$189,000.00, and an original interest rate of 7.490, 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 OCTOBER 23, 2007 AT 11:09 AM. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling

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

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

2326 KENTON PLACE **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Kyisha Powell-Russ dated March 15, 2006 and recorded in Liber 24885, Folio 564 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,000.00, and an original interest rate of 8.300, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on OCTOBER 23, 2007 AT 11:08 AM.

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

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

Terms of Sale: A deposit of \$17,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

(10-4,10-11,10-18)

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

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

6803 94TH AVENUE LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Nirvani Gangiah dated March 28, 2006 and recorded in Liber 024818, Folio 0491 among the Land Records of Prince George 's County Maryland, with an original principal balance of \$287,200.00, and an original interest rate of 9.500, 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 pic-Bourne nic table), Upper Marlboro, Maryland 20772, on OCTOBER 23, 2007 AT 11:12 AM

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

Lot numbered Two (2) in Block lettered "D", in the subdivision known as "Cheltenham Woods", as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 63 at Plat No; 81, being in the 11th Election District of said county.

The property is improved by a dwelling.

88878

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 \$41,900.00 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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

Terms of Sale: A deposit of \$19,600.00 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 obtain-ing physical possession of the property. Purchaser assumes the risk of 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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

> > (10-4,10-11,10-18)

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

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

Terms of Sale: A deposit of \$30,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for 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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the pur chase 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

88886

(10-4,10-11,10-18)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board) **OCTOBER 23, 2007**

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

TRANSFERS

Seth Severus Sneed, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor License for the use of Astor Home Liquors, Inc., t/a Astor Home Liquors, 364 Domer Avenue, Liquors, 364 Domer Avenue, Laurel, 20707 transfer from Chirag, Inc., t/a Astor Home Liquors, 364 Domer Avenue, Laurel, 20707, Piyush Chaman Patel, President/ Secretary/Treasurer, Austin W. Maquire, Assistant Secretary.

Kyu Dong Kwak, President, Evelyn Allen, Treasurer for a Class A, Beer, Wine and Liquor License for the use of JV Liquors, Inc., t/a Chestnut Hills Liquors, 10500 Baltimore Avenue, Beltsville, 20705 transfer from Route 1 Discount Liquors, Inc., t/a Chestnut Hills Liquors, 10500 Baltimore Avenue, Beltsville, 20705, Hyung Ryu Ro, Vice President, Denise Kim, President/Secretary/Treasurer.

Fun Chan President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor License for the use of Zheng's Liquors, Inc., t/a Pointer Ridge Liquors, 1340 South Crain Highway, Bowie, 20716 transfer from Pointer Ridge Liquors, Inc., t/a Pointer Ridge Liquors, 1340 South Crain Highway, Bowie, 20716, David Carlson, President, Hines Carlson, Linda Secretary/Treasurer, Walter Potter, Assistant Secretary.

Hines Eleanor President/Treasurer, William Gooch, Vice President/Secretary for a Class B, Beer License, Prince George's Concession, Inc., t/a Marlow Heights Lanes, 4717 St. Barnabas Road, Temple Hills, 20748, transfer from Marlow Concession Company, Inc., t/a Marlow Concession, 4717 St. Marlow Concession, 4717 St. Barnabas Road, Temple Hills, 20784, Bernard A. Smith, President, P. Barnes, Anthony Vice President/Secretary.

Miguel A. Pleitez, Member-Manager, Ronnie Tishman, Manager, Ronnie Tishman, Member-Manager, Anjel M. Pleitez, Member for a Class B, Beer, Wine and Liquor License for use of Sunrise Partners, LLC, t/a Sunrise Restaurant and Sports Bar, 10800-F Rhode Island Avenue, Beltsville, 20705 transfer from GNL, Inc., t/a Sunrise Restaurant and Sports Bar, 10800 F Rhode Island Avenue, 10800 F Rhode Island Avenue, Beltsville, 20705, Chong Ok Lim, President Richard Lawrence President, Richard Lawren K. Martin, Treasurer, Walter K. Rothfuss, Secretary.

Orvin G. Boyd, Member, Brenda Gatlin, Member, Victor Taylor, Member for a Class B(R), Beer, Wine and Liquor License for the use of BGT, LLC, t/a House of Chang, 9400 Livingston Road, Fort Washington, 20744 transfer from t/a House of Chang II, 9400 Indian Head Highway, Fort Washington, 20744, Ellenda Chang Chen, Owner.

Diner Development, Inc., t/a Silver Diner, 14450 Baltimore Avenue, Laurel, 20707.

Robert L. Hansan, President, Cheryl Baumgardner, Controller, Bonnae Powers, HR, Director for a Class B, DD, Beer, Wine and Liquor License for the use of Froggy's LLC, t/a Froggy's, 164 Fleet Street, National Harbor, Oxon Hill, 20745.

A hearing on the above applica-tions will be held at 6200 Baltimore Avenue, 3rd Floor, Riverdale Park, Maryland 20737, 10:00 a.m., Tuesday, October 23, 2007, at which time anyone wishing to testify either for or against the appli-cation may attend the hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

A Public Hearing is also sched-Regular Voting uled for Session/Administrative Session on November 7, 2007 at 7:00 p.m. and Session/Administrative Regular Voting 7:00Session on November 14, 2007 at 7:00 p.m., 6200 Baltimore Avenue, Floor, Riverdale Park, 3rd Maryland 20737. At the meeting the Board will consider the agenda as posted that day and any other matters taken under advisement from previous meetings.

BOARD OF LICENSE

COMMISSIONERS (Liquor Control Board) FRANKLIN D. JACKSON, Chairman SHAIHI MWALIMU, Commissioner ARMANDO CAMACHO,

Commissioner EARL J. HOWARD, Commissioner DAVID DAESOK SON. Commissioner

Attest: Diane M. Bryant Administrative Assistant September 26, 2007

(10-4, 10-11)88834

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

Notice of Public Hearing

Applications for the following alcoholic beverage licenses autho-rized by the General Assembly will be accepted by the Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland October 18, 2007 and will be heard on December 18, 2007. Those licenses are:

Class B, Beer, Wine and Liquor License – 17 BL 40

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

**Pursuant to Section 9-217 -Licenses approved for issuance or transfer after October 1, 1996 must permanently waive the Off Sale privilege of the license.

All applications, for new and transfer of licenses, must be completely executed when they are submitted in order to be scheduled for the Hearing on Tuesday, December 18, 2007, 10:00 a.m., 6200 Baltimore Avenue, 3rd Floor, Riverdale Park, 20737.

JEAN V. HARDISTY, CUSTODIAN FOR KIRK TAYLOR HARDISTY C/o: John Hardisty 5700 Springfield Drive Bethesda Maryland 20816-1238

and

KIRK TAYLOR HARDISTY C/o: John Hardisty 5700 Springfield Drive Bethesda Maryland 20816-1238

and

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

Defendants

In the Circuit Court for Prince George's County, Marvland **Civil Division** CAE 07-27112

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.

Lot 43, 44, 45 (str To 3138765 98-99) L10307 F345 7,500.0000 Sq. Ft., Bowie, Blk 23.

The complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 27th day of September, 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 persons interested in the property to appear in this Court by the 27th day of November, 2007, 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 plain-tiff 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 (10-4,10-11,10-18) 88868

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

Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of November, 2007, 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 plain-tiff a title, free and clear of all encumbrances.

PEGGY MAGEE Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Peggy Mágee, Clerk (10-4,10-11,10-18)

88872

MECHANIC'S LIEN SALE

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

OCTOBER 12, 2007 AT 10:00 A.M.

Choice Auto Body, 1406 Ritchie Marlboro Rd., Capitol Heights, MD 20743

1990 MERCEDES VIN#: WDBFA61E4LF004329

Central Auto Inc., 11900 Annapolis Rd., Glendale, MD

20769 1991 HONDA

VIN #: 1HGCB9864MA014067

Marlboro Auto Parts, 4820 Largo Rd., Upper Marlboro, MD 20772 **2001 TOYOTA**

VIN #: 4T1BG22K81U042565

J & M Auto, 5921 Arbor St., Hyattsville, MD 20781 **1998 MAZDA** VIN#: 4F4RY1212CXWTM13886

Sale to be held at:

J & M Auto 5921 Arbor Street Hyattsville, MD 20781

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

88832 (10-4,10-11)

MECHANIC'S LIEN SALE

ney.

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 October 22, 2007. 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.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN C. EVERARD

Notice is given that Janice Stern, whose address is 1450 Harwell Ave., Crofton, MD 21114 was on September 18, 2007 appointed per-sonal representative of the estate of Helen C. Everard who died on September 12, 2007 with a will.

2007 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Manuela S.

Proctor, whose address is 13720 Old Indian Head Rd., Brandywine,

MD 20613 was on September 17

2007 appointed personal represen-tative of the estate of Robert C.

Proctor who died on August 29,

IN THE ESTATE OF

ROBERT C. PROCTOR

17th day of March, 2008. Any person having a claim against the decedent must present the claim to the undersigned per-sonal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

MANUELA S. PROCTOR Personal Representative

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

88841

Estate No. 77144 (10-4,10-11,10-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALDINE A. RICHARDSON

Notice is given that Diane Ceclia Richardson, whose address is 3904 Wallace Road, N. Brentwood, MD 20722, Donald Richardson, whose address is 3904 Wallace Road, N. Brentwood, MD 20722 and Michael Richardson, whose address is 5435 Varnum Street, Bladensburg, MD 20710 were on September 17, 2007 appointed personal representatives of the estate of Geraldine A. Richardson who died on July 10, 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 representatives or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of March, 2008. Any person having a claim against the decedent must present the claim to the undersigned per-sonal representatives 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 representatives mail 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.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of March, 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 person al 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.

> JANICE STERN Personal Representative

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

Estate No. 77152 (10-4,10-11,10-18) 88840

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES LEONARD MILES, SR.

Notice is given that Keith M. Miles, whose address is 16 Joyceton Way, Upper Marlboro, MD 20774 and Robin Patterson, whose add Robin Patterson, whose address is 7158 Somerton Court, Hanover, MD 21076 were on September 08, 2007 appointed co-personal representatives of the estate of James Leonard Miles, Sr. who died on June 2, 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 co-per-

sonal representatives or the attor-

All persons having any objection

Park. Wi Suk President/Secretary/Treasurer for a Class B+, Beer, Wine and Liquor License for the use of SR Brothers. Inc., t/a Mike's Restaurant and Liquors, 5301 Indian Head Highway, Oxon Hill, 20745 transfer from S.H. Young, Inc., t/a Mike's Restaurant, 5301-5 Indian Head Highway, Oxon Hill, 20745, Sung Huh, Book

President/Secretary/Treasurer.

Arun Luthra, Authorized Person for a Class B, BLX, Beer, Wine and Liquor license for the use of Stonefish Grill E.C LLC, t/a Stonefish Grill, 880 Capital Centre Boulevard, Suite E, Largo, 20774, transfer from Stonefish of Largo LLC, t/a Stonefish Grill, 880 Capital Centre Boulevard, Suite E, Largo, 20774, Donnell Long, Authorized Person/Member, Arun Luthra. Authorized Person/Member

Suk Choi. Un President/Secretary/Treasurer for a Class D, Beer and Wine License for the use of U.S. Choi, Inc., t/a People's Convenience Store, 4025 Silver Hill Road, Suitland, 20746 transfer from WI & Lambert, Inc., t/a People Convenience Store, 4025 Silver Hill, Road, Suitland, 20746, Wi Suk Park, Wi President/Secretary/Treasurer.

NEW

James H. Vance, III, Member, Randy Richardson, Member for a Class B, Beer, Wine and Liquor License for the use of Pro Street Shop, LLC, t/a Pro Street Shop Cafe, 20202 Aquasco Road, Acuacco 20608 Aquasco, 20608.

Domingo S. Aybar, President, Melina Aybar, Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of Samlina, Inc., t/a Samlina Chicken & Ribs, 5837 Riverdale Road, Riverdale Park, 20737.

Tve S. Marcum, Manager for a Class B(BLX), Beer, Wine and Liquor License for the use of M & R Moes #1, LLC, t/a Moe's Southwest Grill, 10250 Baltimore Avenue, Suite G, College Park, 20740.

Robert T. Giaimo, President/ Treasurer, Ype Yon Hengst, Vice President/Secretary for a New Class B(BLX), Beer, Wine and Liquor License for the use of Silver

Public hearings are also sched-lled for Regular Regular uled Session/Administrative Voting Session on Wednesday, November 7, 2007 at 7:00 p.m., and Regular Session / Administrative Voting Session on Wednesday, November 14, 2007 at 7:00 p.m., 6200 Baltimore Avenue, 3rd Floor, Riverdale Park, 20737. At each of these meetings the Board will consider the Agenda as posted that day and any other matters taken under advisement from previous meetings.

BOARD OF LICENSE COMMISSIONERS

(Liquor Control Board) FRANKLIN D. JACKSON, Chairman SHAIHI MWALIMU, Commissioner ARMANDO CAMACHO, Commissioner EARL J. HOWARD, Commissioner DAVID DAESOK SON, Commissioner

Attest: Diane M. Bryant Administrative Assistant September 26, 2007 88833 (10-4,10-11)

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

Plaintiff

JEAN V. HARDISTY C/o: John Hardisty 5700 Springfield Drive Bethesda Maryland 20816-1238

and

JEAN V. HARDISTY, TRUSTEE CHRISTINE FOR THE ANTOINETTE HARDISTY IRREV-OCABLE TRUST C/o: John Hardisty 5700 Springfield Drive Bethesda Maryland 20816-1238

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

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

CAE 07-27115

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, in Prince George's sold by the Office of Finance of Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

27,878.0000 Sq. Ft., Assmt \$7676, Map 180, Grid D2, Parallel 85.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of September, 2007, by the Circuit

LOT #: 3368, 1988 BMW 735 I VIN #: WBAGB4302J3204100 Europa Motor Cars, 7024 Liberty Rd., Baltimore

LOT #: 3395, 2005 Chevrolet Trail Blazer VIN #: 1GNDT13SX52379250

Bill Forbes Storage, 436-B Back River Neck Rd., Baltimore

LOT #: 3397, 1963 Ford Econoline VIN #: E425067429822 Bill Forbes Storage, 436-B Back River Neck Rd., Baltimore

LOT #: 3355, 1971 Morgan HULL #: 115 MD #: 8568 AL Island View Marina, 1814 Crab Allev Dr., Chester

LOT #: 3505A, 2000 Mitsubishi Galant

VIN #: 4A3AA46G0YE168293 Clarence L. Lyles, Prop., 10074 Lyles Pl., Waldorf

LOT #: 3506 A, 1986 Jeep Cherokee VIN #: 1JCWB7813GT183413

Meineke Car Care #251, 5520 Baltimore National Pike, Baltimore

LOT #: 3509 A, 1990 Honda Accord

VIN #: 1HGCB7264LA053463 ADCO Service Center Inc., 7703 Annapolis Rd., Lanham

TERMS OF SALE: CASH

PUBLIC SALE The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc. 5602 Tiffany Dr. Churchton, MD 20733 410-867-9079

88871

(10-4,10-11)

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of March, 2008.

Any person having a claim against the decedent must present the claim to the undersigned copersonal representatives 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 co-personal representatives mail or other-wise delivers to the creditor a copy of this published notice or other written notice, notifying the credi-tor 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.

KEITH M. MILES ROBIN PATTERSON **Co-Personal Representatives**

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

88843

Estate No. 77018 (10-4,10-11,10-18)

DIANE CECLIA RICHARDSON DONALD RICHARDSON MICHAEL RICHARDSON Personal Representatives

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

88842

Estate No. 77081 (10-4,10-11,10-18)

THE PRINCE GEORGE'S POST YOUR NEWSPAPER OF LEGAL RECORD

Call (301) 627-0900 Fax (301) 627-6260

Defendants

Plaintiffs

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 <u>Number Description</u>		Bid Opening/ Closing <u>Date & Time</u>	Plan/Spec. <u>Deposit/Cost</u>
S08-018	Master Space Planning	Pre-Bid: 10/18/07 @10:00 a.m. Opens: 11/2/07 @ 2:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPA-TION

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 <u>www.goprincegeorgescounty.com</u>. 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

88888

NOTICE TO CONTRACTORS

Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Lottsford Road at Fox Meadow Way/Archer Lane, Contract Number 810-H(D), will be received until November 12, 2007, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on October 15, 2007, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

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

QUANTITY	<u>UNIT</u>	DESCRIPTION
1 1 6,638 378 1 2 2180	LS LS CY CY LS EA LF	Clearing and Grubbing Type B Engineer's Office Class 1 Excavation Class 1 Riprap for Slope Protection Infiltration Trench Sediment Trap Type II
81	LF	6-inch Perforated Circular Pipe Underdrain 6-inch Circular Pipe Underdrain
1 3741 8410	LS SY SY	Outlets Retaining Wall 6-inch Graded Aggregate Base Course Milling Hot Mix Asphalt Pavement
1365	TON	0-2 inch Hot Mix Asphalt Superpave, 9.5mm, for surface PG70-22
376	TON	Hot Mix Asphalt Superpave, 12.5mm, for surface, PG64-22
844	TON	Hot Mix Asphalt Superpave, 25.0mm, for base, PG64-22
197	TON	Hot Mix Asphalt Superpave, 9.5mm, for Wedge/level
3900	LF	5-inch Yellow Lead Free Reflective Thermoplastic Pavement Markings
6500	LF	5-inch White Lead Free Reflective Thermoplastic Pavement Markings
2,451	LF	Prince George's County Standard Concrete Curb and Gutter
130 4,972	LF SY	Chain Link Fence Placing Furnished Topsoil, 2-inch Depth
7	EA	"12 Inch 1 Way, 3 Section (R, Y, G) Signal Head-Mast Arm Mount"
4	EA	"12 Inch 1 Way, 5 Sect. (R, Y, G, YA, GA) Sig. Head-Mast Arm Mount"
3	EA	"16 Inch 1 Way, 1 Sect. Black Glass Filled Pedestrian Signal Head-Left Clam Shell Pole Mount With LED Indications"
3	EA	"16 Inch 1 Way, 1 Sect. Black Glass Filled Pedestrian Signal Head-Right Clam Shell Pole Mount With LED Indications"
1	EA	"16 Inch 1 Way, 2 Sect. Black Glass Filled Pedestrian Signal Head-Left & Right Clam Shell Pole Mount With LED Indications"
1 8	EA EA	"APS Central Control Unit" "APS Pushbutton Station"

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

Ghebriela Araya, Minor

Guardianship No. GD-09491

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Ghebriela Araya** an infant female born on November 26, 1989 at Shashemene Ethiopia to Abrehet Sium and Araya Abraha, having been filed, it is this 24th day of September, 2007.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Abrehet Sium and Araya Abraha, the natural parents of the afore-mentioned child, are hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondents unknown. Respondent(s), Abrehet Sium and Araya Abraha, are hereby notified to show cause on or before the 27th day of November, 2007, why the relief prayed should not be granted; and respondents are further said 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

(10-11)

88839 (10-4,10-11,10-18)

NOTICE

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

Deshea L. Robertson Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-11242

Notice is hereby given this 28th day of September, 2007, 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 29th day of October, 2007, provided a copy of this notice be inserted in said County, once in each of three successive weeks before the 29th day of October. 2007.

of October, 2007. The Report of Sale states the amount of the foreclosure sale price to be \$281,250.00. The property sold herein is known as 4501 Captain Duval Drive, Upper Marlboro, MD 20772.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88853 (10-4,10-11,10-18) THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND In the Matter of:

Sonya A. Wright, Minor

Guardianship No. GD-09544 ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Sonya A. Wright** an infant female born on January 19, 1992 at DC General Hospital, Washington, DC to Kelly Wright, Jr. and Sonya Long, having been filed, it is this 28th day of September, 2007.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Sonya Long, 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, Sonya Long, is hereby notified to show cause on or before the 4th day of December, 2007, 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

88838 (10-4,10-11,10-18)

NOTICE

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

vs. Jose O. Torres

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-20446

Defendant(s)

Notice is hereby given this 2nd day of October, 2007, 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 2nd day of November, 2007, provided a copy of this notice be inserted in said County, once in each of three successive weeks before the 2nd day of November, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$272,605.65. The property sold herein is known as 6625 Saint Barnabas Road, Oxon Hill, MD 20745.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88883 (10-4,10-11,10-18)

NOTICE

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

vs.

Melquicedec Larios Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-20378

Notice is hereby given this 28th day of September, 2007, 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 29th day of October, 2007, 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 29th day of October, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$191,250.00. The property sold herein is known as 723 Opus Avenue, Capitol Heights, MD 20743.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88855 (10-4,10-11,10-18)

ORDER OF PUBLICATION TARO GEHANI

12906 Craiglawn Court Beltsville, Maryland 20705

Plaintiff vs. FAITH EVANGELICAL LUTHER-

AN CHURCH 5701 Livingston Road Oxon Hill, Maryland 20745-2404

and

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

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

Defendants

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.

CAE 07-26973

Lot 6, Ex 1104 Sq. Ft., 6,855.0000 Sq. Ft., Forest Heights, Blk 3.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of September, 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, warning all persons interested in the property to appear in this Court by the 27th day of November, 2007, 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.

NOTICE

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

vs.

Wesley L. Hackley

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-01206

Defendant(s)

Notice is hereby given this 27th day of September, 2007, 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 29th day of October, 2007, 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 29th day of October, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$383,552.14. The property sold herein is known as 5501 Hartfield Avenue, Suitland, MD 20746.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88856 (10-4,10-11,10-18)

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

Plaintiff

PIERRE PALIAN 2 Tripoley Court Gaithersburg, Maryland 20878-2854

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-26970

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.

13,099.0000 Sq. Ft. Piscataway Lot 20 Blk A.

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

It is thereupon this 27th day of September, 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-

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Lottsford Road at Fox Meadow Way/Archer Lane, Contract No. 810-H (D)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on October 29, 2007, at 10:00AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

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

88889

(10-11,10-18,10-25)

NOTICE

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

Thomas R. Ragsdale (Mortgagor/Owner) and D & D Holdings LLC, MD (Owner) Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 07-12848

ORDERED, this 1st day of October, 2007 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1825 Robert Lewis Avenue, Upper Marlboro, MD 20774 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Michelle M. Latta, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2007 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 1st day of November, 2007, next.

November, 2007, next. The report states the amount of sale to be \$254,000.00.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88857 (10-4,10-11,10-18) NOTICE

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

Sanovia Smith Quincy A. Saunders

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-20375

Notice is hereby given this 28th day of September, 2007, 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 29th day of October, 2007, provided a copy of this notice be inserted in said County, once in each of three successive weeks before the 29th day of October, 2007. The Report of Sale states the

The Report of Sale states the amount of the foreclosure sale price to be \$58,948.42. The property sold herein is known as 7184 Donnell Place, Unit A6, District Heights, MD 20747.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88854 (10-4,10-11,10-18)

THE PRINCE GEORGE'S POST Subscribe today! Call (301) 627-0900 Fax (301) 627-6260 PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Peggy Magee, Clerk 88866 (10-4,10-11,10-18) in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of November, 2007, 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 88867 (10-4,10-11,10-18)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, OCTOBER 16, 2007

COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on **Tuesday**, **October 16**, **2007**, the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

Appointment of the following individual as Director of Family Services for Prince George's County:

Ms. Patricia Jones Morris

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, 301-952-3600/TDD 301-925-5167.

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Camille A. Exum, Chair

Attest: Redis C. Floyd Clerk of the Council 88890

(10-11)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3005 BRODKIN AVENUE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Charles Shannon and Yolanda Shannon dated December 22, 2006 and recorded in Liber 27271, Folio 556 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,050.00, and an original interest rate of 9.180, 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 **OCTOBER 16**, **2007 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$31,200.00 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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

<u>88791</u>

(9-27,10-4,10-11)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14206 DUNWOOD VALLEY DRIVE BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Karen Williamson dated May 11, 2006 and recorded in Liber 25148, Folio 698 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$608,000.00, and an original interest rate of 8.710, 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 **OCTOBER 16, 2007 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. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11524 JOYCETON DRIVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Joseph Eghan and Rosemary Amoako dated December 12, 2005 and recorded in Liber 27519, Folio 053 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,900.00, and an original interest rate of 8.530, 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 OCTOBER 16, 2007 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 \$20,400.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

)-11) <u>88794</u>

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5101 EMO STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Derrick Hilliard dated August 22, 2006 and recorded in Liber 27331, Folio 415 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$171,600.00, and an original interest rate of 8.530, 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 OCTOBER 16, 2007 AT 11:04 AM. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6534 LANDING WAY HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Errol A. Mitchell dated January 27, 2006 and recorded in Liber 24430, Folio 096 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$307,200.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on OCTOBER 23, 2007 AT 11:10 AM.

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

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

Terms of Sale: A deposit of \$32,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

88884

(9-27,10-4,10-11)

(10-4,10-11,10-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 5708 40TH PLACE HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Joseph M. O'Connell, Jr. and Karen H. O'Connell dated January 14, 2004 and recorded in Liber 18811, Folio 410 among the Land Records of

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 \$62,700.00 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 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

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

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

Terms of Sale: A deposit of \$18,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

Prince George's County, Maryland, with an original principal balance of \$135,000.00, and an original interest rate of 7.125, 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 OCTOBER 23, 2007 AT 11:13 AM.

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

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

Terms of Sale: A deposit of \$13,400.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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.

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

(9-27,10-4,10-11) 88795

(9-27,10-4,10-11) 888887

(10-4,10-11,10-18)

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

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

2208 ARCTIC FOX DRIVE BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Barrington Young, Jr. and Shamont Young dated February 17, 2005 and recorded in Liber 22010, Folio 169 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$475,200.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **OCTOBER 30**, **2007 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 \$47,800.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

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(10-11, 10-18, 10-25)

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

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

2800 KEATING STREET, UNIT 174 **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Samuel Rivers dated April 13, 2007 and recorded in Liber 27675, Folio 447 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$132,000.00, and an original inter-est rate of 7.250, 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 OCTOBER 30, 2007 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.

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

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

> 7303 WEBSTER TURN FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Jack M. Willis and Gloria Willis dated July 26, 2006 and recorded in Liber 25992, Folio 250 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$265,875.00, and an original interest rate of 9.150, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Stread (and specifically, at the antrance to the secured portion of the Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-Bourne nic table), Upper Marlboro, Maryland 20772, on OCTOBER 30, 2007 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 \$28,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. 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 can-not 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

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

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

> 13707 GULLIVERS TRAIL **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Ahmad Y. Williams and Lakisha L. Williams dated August 31, 2004 and recorded in Liber 20454, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$344,250.00, and an original interest rate of 11.375, 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 October 30, 2007 AT 11:07 AM. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

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

> **4901 WILSON COURT TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Tracie R. Lott dated January 9, 2006 and recorded in Liber 24237, Folio 333 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$172,000.00, and an original interest rate of 7.125, 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 **OCTOBER 30, 2007 AT 11:08 AM**.

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

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

Terms of Sale: A deposit of \$18,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

88929

(10-11,10-18,10-25)

(10-11,10-18,10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 2406 MUSKOGEE STREET ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust from Edgar R. Hurtarte dated October 25, 2006 and recorded in Liber 27557, Folio 653 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 7.250, 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 Wing/Commissioner's entrance, designated by the presence of the pic Bourne nic table), Upper Marlboro, Maryland 20772, on OCTOBER 30, 2007 AT 11:09 AM.

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

Terms of Sale: A deposit of \$14,000.00 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 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

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

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

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the pur-chase 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.

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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 \$38,000.00 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 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

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(10-11,10-18,10-25)88928 (10-11,10-18,10-25) 88930 (10-11.10-18.10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14118 LAUREN LANE UNIT 28C LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Shanita T. Watkins dated May 18, 2006 and recorded in Liber 26305, Folio 274 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$16,000.00, and an original interest rate of 12.200, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **OCTOBER 30, 2007 AT 11:10 AM**.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$3,500.00 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 nurchaser shall fail to comply with the terms of the sale or fails

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 such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

<u>88931</u>

(10-11,10-18,10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4505 QUID PLACE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Aprill Bright and Lynn Lock dated September 14, 2006 and recorded in Liber 28418, Folio 018 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$243,700.00, 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 **OCTOBER 30, 2007 AT 11:11 AM.** ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208

Towson, MD 21204 SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2429 CHEROKEE STREET HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Katis Umanzor dated March 24, 2005 and recorded in Liber 21958, Folio 096 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,600.00, and an original interest rate of 7.990, 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 **OCTOBER 30, 2007 AT 11:12 AM**.

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

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

Terms of Sale: A deposit of \$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 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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COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

17017 CROOM ROAD BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Carolyn Moore dated November 23, 2005 and recorded in Liber 25871, Folio 318 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$424,000.00, 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 **OCTOBER 30, 2007 AT 11:13 AM.** ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5119 CUMBERLAND STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Victoria M. Thomas dated June 29, 2006 and recorded in Liber 26326, Folio 652 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$180,700.00, 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 OCTOBER 30, 2007 AT 11:14 AM.

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

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

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

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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.

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(10-11,10-18,10-25)

(10-11,10-18,10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 3803 SADDLEBROOK COURT UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Paula C. Trent dated September 20, 2006 and recorded in Liber 26087, Folio 0308 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$277,500.00, 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 OCTOBER 30, 2007 AT 11:15 AM.

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

Terms of Sale: A deposit of \$25,100.00 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 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

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

Terms of Sale: A deposit of \$45,600.00 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 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.

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> > (10-11,10-18,10-25) 88936

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

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

Terms of Sale: A deposit of \$29,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of 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 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.

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 6900 BARTON ROAD

HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Bruce Bond dated May 11, 2006 and recorded in Liber 25192, Folio 124 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$244,800.00, 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 **October 30, 2007 AT 11:16 AM**.

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

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

Terms of Sale: A deposit of \$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 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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COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13310 BURLEIGH STREET UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Carina Dupalis and Fritzner P. Dupalis dated April 6, 2005 and recorded in Liber 22190, Folio 0596 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$341,600.00, and an original interest rate of 9.900, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on OCTOBER 30, 2007 AT 11:17 AM. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6808 RANDOLPH STREET, HYATTSVILLE AKA LANDOVER HILLS, MD 20784

Under a power of sale contained in a certain Deed of Trust from Carla M. Boswell dated October 19, 2006 and recorded in Liber 26536, Folio 0465 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 8.600, 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 OCTOBER 30, 2007 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 \$27,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee 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 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.

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(10-11,10-18,10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11500 GLISSADE DRIVE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Abdul I. Koroma, Martha Koroma and Mohamed Daramy dated June 22, 2006 and recorded in Liber 26098, Folio 328 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$377,000.00, and an original interest rate of 7.900, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **OCTOBER 30, 2007 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.

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 , 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 OCTOBER 30, 2007 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 \$30,000.00 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 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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> > (10-11,10-18,10-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6904 AVON STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Juan Francisco Martinez and Dominga Alvarez dated April 27, 2006 and recorded in Liber 25141, Folio 300 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,800.00, and an original interest rate of 8.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **OCTOBER 30, 2007 AT 11:21 AM.** ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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 \$35,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

Terms of Sale: A deposit of \$39,300.00 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 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.

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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.

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

Terms of Sale: A deposit of \$25,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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(10-11,10-18,10-25) 88940

(10-11,10-18,10-25) 88942

(10-11,10-18,10-25)

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

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

7228 G. STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Sandra D. Brown dated March 7, 2007 and recorded in Liber 27368, Folio 566 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the Wing / Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on OCTOBER 30, 2007

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

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

Terms of Sale: A deposit of \$21,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In 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

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88943

(10-11,10-18,10-25)

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

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

6408 WOODLEY ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Gerald D. Jones dated May 26, 2006 and recorded in Liber 25370, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$195,000.00, 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 OCTOBER 30, 2007 AT 11:23 AM.

AN ENVIRONMENTAL RESPONSE ACTION PLAN IS SCHEDULED TO BE IMPLEMENTED AT THIS SITE

The property is located at 5411 Kirby Road, Clinton, Maryland, and has been accepted into MDE's Voluntary Cleanup Program (VCP). The partic-ipant, Bardon, Inc., has submitted a proposed Response Action Plan (RAP) to MDE for approval.

The contaminants of concern are Volatile Organic Compounds (VOCs), particularly low level concentrations of trichloroethylene, 1,2-dichloroeth ylene, and vinyl chloride, detected in shallow ground water at the site (i.e. six to seven feet below the ground surface) near the on-site septic system (source area). VOCs have not been detected in the deep water supply well at the site. However, to ensure that the on-site worker population has a reli-able source of potable water in the future, the RAP proposes to abandon the on-site supply well and to extend the public water supply (WSSC) to the facility.

This RAP is based on future use of the property for nonresidential purposes.

Participant:	Bardon, Inc. 6401 Golden Triangle Drive Greenbelt, Maryland 20770
Contact:	Mr. Gary Hacker 410.266.0006
Eligible Property:	Silver Hill Materials II LLC 5411 Kirby Road Clinton, Maryland 20735
Public Information Meeting:	November 7, 2007 - 7:00 pm to 9:00 pm Prince George's County Library Surratts Branch 9400 Piscataway Road

Any person wishing to request further information or make comments regarding the proposed RAP must do so in writing. Comments or requests Should be submitted to the attention of the Voluntary Cleanup Program Project Manager, Mr. Chris Hartman at the Maryland Department of the Environment, 1800 Washington Boulevard, Suite 625, Baltimore, Maryland 21230

Clinton, Maryland 20735

All comments and requests must be received by the Department in writing no later than no later than November 13, 2007.

NOTICE

IN THE MATTER OF:

ELEANOR ALLIS SONG

<u>88909</u>

FOR THE CHANGE OF NAME TO: ELEANOR HWAJA SONG

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-27434

A Petition has been filed to change the name of Eleanor Allis Song to Eleanor Hwaja Song. The latest day by which an objection to the Petition may be filed is November 2, 2007.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 88915 (10-11)

NOTICE

IN THE MATTER OF: **ROVANDO LYNN HENSON**

FOR THE CHANGE OF NAME TO: **ROVONDIA LYNN MARSHALL**

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-21622

A Petition has been filed to change the name of Rovando Lynn to Rovondia Lynn Henson Marshall.

The latest day by which an object

NOTICE

IN THE MATTER OF: DANIELLE LOUISE FOLGER

FOR THE CHANGE OF NAME TO: DANIELLE LOUISE

LINDENGER

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-17085

A Petition has been filed to change the name of Danielle Louise Danielle Louise Folger to Lindenger. The latest day by which an objection to the Petition may be filed is November 2, 2007. Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland

(10-11)88918

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

VS.

Plaintiff

VISA KNOLLS HOMEOWNERS ASSOCIATION, INCORPORATED SERVE: CHESTER WILLETT 1802 Brightseat Road Landover, Maryland 20785-4232

and

(10-11,10-18)

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

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-27114

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.

Parcel A Common area Per Plat, 2.0675 Acres. Hollaway Estates

things, that the amounts necessary for redemption have not been paid. It is thereupon this 5th day of

October, 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 persons interested in the property to appear in this Court by the 4th day of December, 2007, 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.

NOTICE

IN THE MATTER OF: CHRISTOPHER ROBERT WHITLEY, JR.

FOR THE CHANGE OF NAME TO

DESHAWN WALTER RIVERS-FLOYD

In the Circuit Court for Prince George's County, Maryland Case No. CAE 05-04084

A Petition has been filed to change the name of Christopher Robert Whitley, Jr. (Minor) to Deshawn Walter Rivers-Floyd.

The latest day by which an objec-tion to the Petition may be filed is November 2, 2007.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 88920 (10-11)

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

Plaintiff

vs. FAITH EVANGELICAL LUTHER-AN CHURCH

5701 Livingston Road Oxon Hill, Maryland 20745-2404

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 07-26974

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.

Lot 7, Ex 1550 Sq Ft., 6,038.0000 Sq. Ft., Forest Heights, Blk 3.

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

It is thereupon this 5th day of October, 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, warning all persons interested in the property to appear in this Court by the 4th day of December, 2007, 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.

EDWIN GUIHO SONG In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-27433

Song to Edwin Guiho Song.

Blk A.

The complaint states, among other

NOTICE IN THE MATTER OF: JERELL DISHON WILLIAMS FOR THE CHANGE OF

NAME TO: JERELL DISHON WILLIAMS BARNES In the Circuit Court for

Prince George's County, Maryland Case No. CAE 06-03198

A Petition has been filed to change the name of Jerell Dishon Williams (Minor) to Jerell Dishon Williams Barnes.

A Petition has been filed to change the name of Edwin Fred

The latest day by which an objec-tion to the Petition may be filed is

<u>88916</u>

NAME TO:

November 2, 2007.

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

(10-11)

NOTICE

IN THE MATTER OF: EDWIN FRED SONG FOR THE CHANGE OF

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

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

Terms of Sale: A deposit of \$21,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of 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.

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(10-11,10-18,10-25)

tion to the Petition may be filed is November 2, 2007.

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

88917 (10-11)

THE

PRINCE

GEORGE'S

POST

WISHES

EVERYONE A

SAFE

WEEKEND.

PLEASE,

DON'T

DRINK AND

DRIVE!!

The latest day by which an objection to the Petition may be filed is November 2, 2007.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 88919 (10-11)

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

True Copy—Test: Peggy Magee, Clerk (10-11,10-18,10-25) 88926

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

True Copy—Test: Peggy Magee, Clerk 88927 (10-11,10-18,10-25)



To Solve America's Energy Crisis, We Need Innovation, Not Regulation

by Rodney E. Slater (NAPSA)—As America makes reducing our dependence on for-eign oil and oil's harmful emissions a national imperative, the challenge we confront is: How do we improve America's energy security while meeting our country's growing energy demands? Cars and CAFE

Domestic automakers are addressing these energy challenges and direct as much as \$17 billion a year toward alternative-energy research and development. In spite of this commitment, some still believe that the 1970s policy of regulated CAFE (Corporate Average Fuel Economy) standards alone is the best approach to reducing our gasoline consumption. However, a combination of reasonable CAFE increases and the development of alternative-fuel vehicles is the better approach.

The Future Of Fuel Because of the initiative taken by our domestic automakers, we have a better choice in alternative-fuel technology. Ethanol, biofuels and renewable energy sources free from harmful emissions are the future.

History shows that simply mandating overly aggressive fuel economy standards does not work. When first passed more than three decades ago, CAFE regula-tions forced automakers to reduce consumer choice by focusing on cars and trucks that were smaller, less powerful, less safe and more expensive, proving that CAFE was, at best, limited in its effectiveness



Developing alternative-fuel vehicles has to be an important part of reducing the nation's dependence on foreign oil.

During its fuel economy debate, the House of Representatives will have to make a decision that will have a lasting impact on our domestic auto industry and energy future. Several competing bills have been introduced, and members have a clear choice between fuel economy legislation that provides for a reasonable increase in CAFE standards with a strong emphasis on alternative fuel development, or legislation that focuses solely on CAFE standards, which will cripple an industry that is too important to the U.S. economy. Some 13 million auto and related

industry jobs are at stake. One House bill under consideration is similar to an already passed Senate bill introduced by Rep. Ed Markey (D-Mass.), which would force automakers to divert scarce alternative-energy resources to retool engines that will still rely on gasoline at the end of the day. However, the United Auto Workers union says the bill could cost 17,000 jobs.

A more balanced option is available with Hill-Terry legislation (H.R. 2927) and has strong bipartisan support. While still increasing CAFE standards, it does so at a reasonable rate determined by the Department of Transportation, adding just two years to the timeline for vehicle compliance. But those two years allow the U.S. auto industry to continue investing in critical alternative-fuel technology

Looking Ahead, Not Back

The House can join the Senate in expanding regulations that promise limited value while placing even more strain on the backbone of the American economy. Or it can make a bold, balanced and better choice to support consumers, the environment and workers who are already building our clean energy future.

Simply put, as Congress tries to reduce America's dependence on foreign oil and to develop alternative-energy policies, undue reliance on CAFE standards would be a 20th century response to a 21st century problem. For additional information, visit the Web site at www.drivingamericasfuture.com. Rodney E. Slater is the former

Secretary of Transportation and current chairman for Driving America's Future, a coalition of industry and consumers promoting the future of alternative fuels to reduce gasoline consumption and greenhouse gas emissions.

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

