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

Guardianship No. GD-09554

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely

Torell Grant an infant male born on

September 14, 2001 at Washington

Hospital Center, Washington, DC

Unknown, having been filed, it is this 4th day of October, 2007.

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 guardian-

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

respondent as unknown. Respondent, Father Unknown, is

hereby notified to show cause on or

before the 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

This order shall be published in accordance with Maryland Rule 2-

122(a), Service by Posting or

relief sought.

Publication.

CERETA A. LEE

P.o. Box 1729

TARO GEHANI

88922

and

and

and

and

and

and

and

Plaintiff

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

12906 Craiglawn Court Beltsville, Maryland 20705

VS.

Aquasco, Maryland 20608-2134

PRINCE GEORGE'S COUNTY

14741 Governor Oden Bowie Drive

In the Circuit Court for

Prince George's County,

Marvland

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,

Defendants

Upper Marlboro, Maryland 20772

SERVE: David S. Whitacre

KIRKTON J. BANKS

21408 Aquasco Road

GREGORY C. BANKS

TONYA L. CRAWFORD

21408 Aquasco Road

ANGELA M. JONES

21408 Aquasco Road

VINCENT E. JONES

21408 Aquasco Road

CAROLYN A. JONES

21408 Aquasco Road

SHARON A. BROWN

21408 Aquasco Road

21408 Aquasco Road

UPPER MARLBORO, MD 20772

ORDER OF PUBLICATION

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

Plaintiff

Toree Grant and Father

ORDERED, by the Orphan's

In the Matter of:

Torell Grant, Minor

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

VISA KNOLLS HOMEOWNERS ASSOCIATION, INCORPORATED SERVE: CHESTER WILLETT 1802 Brightseat Road Landover, Maryland 20785-4232

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 07-27114

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.

Parcel A Common area Per Plat, 2.0675 Acres. Hollaway Estates -Blk A.

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 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

Peggy Magee, Clerk	True Copy—	Test:
	Peggy Mage	e, Clerk
	88926	(10-11,10-18,10-25)

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

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 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

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, Maryland Case No. CAÉ 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)

ORDER OF PUBLICATION TARO GEHANI

12906 Craiglawn Court Beltsville, Maryland 20705

Plaintiff vs.

LITTON SYSTEMS, INC. Serve: The Corporation Trust, Incorporated 300 E. Lombard Street Baltimore, MD 21202

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 07-27754

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.

100 x 15 Eq 1500 Sf ADJ Lot 14, 1,500.0000 Sq. Ft., College Park-Blk. 25.

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

It is thereupon this 10th 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 12th 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.

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

NOTICE

Edward S. Cohn Stephen N. Goldberg

Estate No. 77157

Plaintiffs

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

Richard E. Solomon Richard J. Rogers, Substitute Trustees,

VS. Melissa A. Culmer

Defendant(s)

88925

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 ed, unless cause to the trary 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 \$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, Johnson's 2933 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

88904 (10-11,10-18)

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

vs.

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

and

and

and

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

JEAN V. HARDISTY, CUSTODIAN

FOR KIRK TAYLOR HARDISTY

Bethesda Maryland 20816-1238

C/o: John Hardisty

5700 Springfield Drive

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 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) 88927

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

and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of November, 2007, pro-vided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 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

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

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)

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

True Copy—Test: Peggy Magee, Clerk (10-18,10-25,11-1) 88962

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

MECHANIC'S LIEN SALE

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

1972 CHEV CHEVELLE 2 DOOR VIN #: 1D37F2B510237

2000 PLYMOUTH VOYAGER VIN #: 1P4GP45G3YB513844

1998 LEXUS SEDAN 4 DR VIN #: 2T8BH28F7W0111559

Big Tiny's Towing will offer for Sale at public auction at 6118 Central Avenue, Capitol Heights, MD on Saturday, October 27, 2007, at 10:00 A.M.

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

Big Tiny's Towing & Auto Clinic; Lienor (10-18,10-25) 88949

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk <u>889</u>21 (10-11,10-18,10-25)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the fol-lowing vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at 3523 Maywood Lane, Suitland, Md. 20746 at 4:00 P.M. on 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

KIRK TAYLOR HARDISTY

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 07-27112

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 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 88868 (10-4, 10-11, 10-18)

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

PEGGY MAGEE

Peggy Magee, Clerk 88872 (10-4,10-11,10-18)

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 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.

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

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 the person 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 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 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, on

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

JEROME A. KUTA Substitute Trustee

(10-4,10-11,10-18) 88869

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 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, 14.1051 Acres. Clinton Dale.

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) 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

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 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

> Plaintiff vs.

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 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.

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

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

Plaintiff

AMOS SHAW, IR. 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 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

ORDER OF PUBLICATION

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

Plaintiff

True Copy—Test: Peggy Magee, Clerk

TARO GEHANI

12906 Craiglawn Court Beltsville, Maryland 20705

VS.

MARGARET BEALL MACE,

88863

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 prop-erty 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 independent will be entered foreclose 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

88864

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

In the Circuit Court for 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 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 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) 88847

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

ESTHER EDEN 1835 University Boulevard E, No. 200Hyattsville, 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. 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 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) 88860

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

Plaintiff

vs. 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

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 88862 (10-4,10-11,10-18)

NOTICE

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

Plaintiffs

vs. Kadinya Johnson

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

Defendant(s)

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 mentioned 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, pro-vided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 1st day of November, 2007. The Report of Sale states the

amount of the foreclosure sale price to be \$172,213.29. The prop-erty 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

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)

vs.

Plaintiff

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 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

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. 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 escroy, 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 rage, specifically designated by the presence of

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 octimes the structure there are shall be home by 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 Commissioner's Entrance to the Prince George's County Courthouse), on

table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

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>

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

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

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 noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the 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

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<u>88899</u>
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88831
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THE PRINCE GEORGE'S POST NEWSPAPER CALL 301-627-0900 * FAX 301-627-6260 * EMAIL: BBOICE@PGPOST.COM

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-dichloroethylene, 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 Clinton, Maryland 20735

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.

All comments and requests must be received by the Department in writing no later than no later than November 13, 2007.

88909

(10-11, 10-18)

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

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

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

88902

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 Carolyn Anthony dated July 15, 2005 and recorded in Liber 23022, Folio 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

(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.

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 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, 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 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 336,000.00 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 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 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 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, 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 possession of 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 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

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 \$24,100.00 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

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

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(10-4,10-11,10-18) 88901

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

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

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/Propo <u>Number</u>	osal <u>Description</u>	Bid Opening/ Closing <u>Date & Time</u>	Plan/Spec. <u>Deposit/Cost</u>
S08-024	Procurement Regulations Consulting Services	Pre-Bid: 11/1/07 @10:00 a.m. Opens: 11/27/07 @10:00 a.m.	\$5.50
S08-010	Mammography Services	Pre-Bid: 11/1/07 @2:00 p.m. Opens: 11/27/07 @2:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

> —By Authority Of— JAĊK B. JOHŃSON **County Executive**

<u>88953</u>

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for 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 pon-refundable fee of One Hundred Dollars (#100.00) will be chored 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 desigation "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:

<u>QUANTITY</u>	<u>UNIT</u>	DESCRIPTION
1 1 6,638 378 1	LS LS CY CY LS	Clearing and Grubbing Type B Engineer's Office Class 1 Excavation Class 1 Riprap for Slope Protection Infiltration Trench
2 2180	EA LF	Sediment Trap Type II 6-inch Perforated Circular Pipe Underdrain
81	LF	6-inch Circular Pipe Underdrain Outlets
1	LS	Retaining Wall
3741	ŜŶ	6-inch Graded Aggregate Base Course
8410	SY	Milling Hot Mix Asphalt Pavement 0-2 inch
1365	TON	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	LF	Chain Link Fence
4,972	SY	Placing Furnished Topsoil, 2-inch Depth
7	EA	"12 İnch 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 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 noti-fied that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondents as 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

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

(10-18)

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 some weekly newspaper printed in said County, once in each of three suc-cessive weeks before the 29th day 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:

zee. Clei

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 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

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 some weekly newspa-per printed 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, Clei

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 suc-cessive 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 (10-4,10-11,10-18) 88855

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

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.

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 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.

NOTICE

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

vs.

Wesley L. Hackley Defendant(s)

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

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 suc-cessive weeks before the 29th day

to be \$383,552.14. The property sold herein is known as 5501 Hartfield Avenue, Suitland, MD 20746.

Clerk of the Circuit Court for Prince George's County, Md. (10-4,10-11,10-18) 88856

ORDER OF PUBLICATION

TARO GEHANI 12906 Craiglawn Court Beltsville, Maryland 20705

VS. 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

Plaintiff

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-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 foreclos-ing all rights of redemption in the property, and vesting in the plain-tiff a title, free and clear of all encumbrances.

Defendant(s)

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

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

Maryland Civil Division CAE 07-26973

of October, 2007. The Report of Sale states the amount of the foreclosure sale price

PEGGY MAGEE True Copy-Test: Peggy Magee, Clerk

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)

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88853	<u>(10-4,10-11,10-18)</u>

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 unlose 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.

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

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

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

vs.

88883

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 some weekly newspaper printed in said County, once in each of three suc-cessive weeks before the 29th day of October, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$58,948.42. The proper-ty 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 (10-4,10-11,10-18) 88854

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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)88866

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)

MEETING NOTICE

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, October 23, 2007 at 7:30 a.m. in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

88951

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY **17TH ANNUAL BUSINESS OPPORTUNITY** SEMINAR

"RUNWAYS, ROADS AND RAILWAYS - BUILDING BETTER BUSINESS CONNECTIONS"

The Authority is proud to present its 17th Annual Business Opportunity Seminar for small, disadvantaged, minority and woman-owned businesses, Friday, November 16, 2007, from 10:00 AM until 5:30 PM at the Omni Shoreham Hotel, 2500 Calvert Street, NW, Washington, DC. Learn about specific construction, goods and services and concession contracting opportunities coming up at the Airports in the next 12-18 months. Make contacts and form partnerships at our popular Exhibit Hall. There is no cost to register, but you must register to attend. Register online at http://www.mwaa.com/contracting.

88369

(7-26 to 11-8)

(10-18)

The Prince George's Post Newspaper * * * * * Call (301) 627-0900



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

88880

(10-4, 10-11, 10-18)88884

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, with an original principal balance of \$ 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 pic-Bourne nic table), Upper Marlboro, Maryland 20772, on OCTOBER 23, 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**

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 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

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

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

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 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 11:03 AM.

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 personal representative of the estate of Helen C. Everard who died on September 12, 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 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 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.

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

> 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 88840 (10-4,10-11,10-18)

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 and Robin Patterson, whose address is 7158 Somerton Court, Hanover, MD 21076 were on September 08, 2007 appointed copersonal 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-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 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 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.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT C. PROCTOR

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 representative of the estate of Robert C. Proctor who died on August 29, 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 17th 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 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 extension 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

Estate No. 77144 <u>88841</u> (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

Any person having a claim against the decedent must present

the claim to the undersigned personal 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

(2) Two months after the personal representatives mail or otherwise

delivers to the creditor a copy of

this published notice or other writ-

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

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

ing or other delivery of the notice.

A claim not presented or filed on or before that date, or any exten-

sion provided by law, is unenforce-

able thereafter. Claim forms may be obtained from the Register of Wills.

DIANE CECLIA RICHARDSON DONALD RICHARDSON

MICHAEL RICHARDSON

Personal Representatives

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20772

CERETA A. LEE

P.o. Box 1729

88842

the decedent's death; or

March, 2008.

Towson, MD 21204

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

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

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 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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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

Estate No. 77018 88843 (10-4, 10-11, 10-18)

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

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

(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 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 condi-tions, 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 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 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

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(10-11,10-18,10-25) <u>88928</u>

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 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.

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 1107 AM 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.

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 2027 0 for grave of the public settlement of sale forward. \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal 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 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

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

88930

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 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 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.

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 Subtitute Trustees will call at public sources and the 275 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 30, 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.

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 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 2025 00 for purchaser and an additional for \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

(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

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 \$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.

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 \$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

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

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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, 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

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88907 (10-4, 10-11, 10-18)

(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 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 11:22 AM.

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

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 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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(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. 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 specifical-If at the entrance to the secured portion of the parking garage, imme-diately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on 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 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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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

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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 pic-nic 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 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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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 pic-nic 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.

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.

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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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-Bourne nic 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.

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 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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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 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.** 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

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 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

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 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

<u>88941</u>

(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

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.

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 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

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 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 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.

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

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

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

Terms of Sale: A deposit of \$25,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal 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 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 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, Richard J. Rogers and Ronald S. Deutsch, Substitute Trustees

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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**

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 2010 Woodreeve Road, Hyattsville, MD 20782

By virtue of the power and authority contained in a Deed of Trust from Selvin G. Orellana Cruz, dated June 30, 2006, and recorded in Liber 26206 at folio 134 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

NOVEMBER 7, 2007 AT 12:10 P.M.

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

Lot numbered Eleven (11) in Block numbered Nine (9) in Section numbered Four (4) of the subdivision known as "AVONDALE GROVE" as per plat recorded in Plat Book BB 8, Plat No. 36, 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 GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 11.9% 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 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, incurrent water bills, if any, the purchaser the date of sale. 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 AND LAURA H. G. O'SULLIVAN Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

88948

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7620 S. ARBORY LANE, UNIT 329 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Sadiq Abayom Odusoga dated October 11, 2005 and recorded in Liber 23735, Folio 565 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$241,200.00, and an original interest rate of 8.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediatelv next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on NOVEMBER 6, 2007 AT 11:00 AM

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 6021 67th Place, Riverdale, MD 20737

By virtue of the power and authority contained in a Deed of Trust from Shirley A. Nelson, dated August 31, 2006, and recorded in Liber 27578 at folio 685 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

NOVEMBER 7, 2007 AT 12:05 P.M.

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

Lot Numbered Twelve (12) in Block Lettered "U" in the subdivision known as "Section 5, Eastpines", as per plat thereof recorded in Plat Book 14 at Plat 95, 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 \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.75% 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 tays of ratherator, the deposit will be forhered 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 responsi-ble 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 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

88947

(10-18,10-25,11-1)

(10-18,10-25,11-1)

88946

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

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

5617 REGENCY LANE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Tonya M. Bumbry and Aaron C. Bumbry, Jr. dated December 22, 2004 and recorded in Liber 21644, Folio 0003 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$148,000.00, and an original interest rate of 9.250, default having accurrent the terms theorem. 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 **NOVEMBER 6**,

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 6512 Cipriano Road, Lanham, MD 20706

By virtue of the power and authority contained in a Deed of Trust from Michael Adekalie Kanu and Zainab Jenaba Kanu, dated August 25, 2005, and recorded in Liber 27708 at folio 199 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

NOVEMBER 7, 2007 AT 12:00 NOON

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

Lot numbered Twenty (20), in Block numbered Seven (7), in the subdivision known as WALBROOKE MANOR, as per plat thereof recorded in Plat Book WWW 38 at Plat 98, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.05% 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 documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be lim-ited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be respon-tible for alternative provides a provide the provides of the provides the pro 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

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

(10-18,10-25,11-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8206 DRISCOLL DRIVE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Lydia J. Ferrell dated March 21, 2005 and recorded in Liber 21998, Folio 0266 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$349,357.00, 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, imme-diately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on NOVEMBER 6, 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 \$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.

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

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

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

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 \$15,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

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

Terms of Sale: A deposit of \$36,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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(10-18,10-25,11-1) 88974

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7243 G STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Harry D. Jackson, Jr. and Cynthia Jackson dated November 6, 2006 and recorded in Liber 26474, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$174,800.00, and an original interest rate of 7.670, 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 **NOVEMBER 6, 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 \$18,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

15428 NORWALK COURT BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from James Potts, Jr. dated August 22, 2006 and recorded in Liber 26117, Folio 0428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,000.00, and an original interest rate of 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 NOVEMBER 6, 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. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10310 KING RICHARD PLACE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Louis C. Manning dated February 23, 2006 and recorded in Liber 25677, Folio 415 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$337,500.00, and an original interest rate of 10.375, 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 **November 6, 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 \$36,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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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

10721 KITCHENER COURT BOWIE/MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Jeffrey D. Whitner dated April 5, 2004 and recorded in Liber 19459, Folio 092 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$136,500.00, and an original interest rate of 5.250, 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 NOVEMBER 6, 2007 AT 11:11 AM.

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5719 FALKLAND PLACE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Glen Taylor dated June 2, 2005 and recorded in Liber 22230, Folio 626 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$154,800.00, and an original interest rate of 6.850, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on NOVEMBER 6, 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 \$16,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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> > (10-18,10-25,11-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

111 JONQUIL AVENUE HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Alfred K. Okwoyo and Kim Scott dated May 30, 2006 and recorded in Liber 25245, Folio 618 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$316,000.00, 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 **NOVEMBER 6, 2007 AT 11:12 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 \$23,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchase 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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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 \$13,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

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

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

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

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(10-18,10-25,11-1) 88983

(10-18,10-25,11-1) 88984

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

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

6527 ROSEMONT STREET UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Ollie N. Thurman-Loving and Angelo M. Loving dated January 24, 2006 and recorded in Liber 24203, Folio 325 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$421,500.00, and an original interest rate of 7.230, default having occurred under the terms thereof, the Substitute Trustees will sell at public automation to the terms thereof and encoding the output of the substitute and the contract to the substitute Trustees will sell at the substitute to the substitute the terms thereof the substitute at the output of the substitute to the substitut 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 **NOVEMBER 6**, **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 condi-tions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$42,000.00 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 to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

403 RED LEAF COURT UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Ademola Davis and Oluwayemisi Adejoro dated December 7, 2004 and recorded in Liber 21069, Folio 727 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$279,920.00, and an original interest rate of 7.625, 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 **NOVEMBER 6**, 2027 AT 1112 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**

2322 TIMBERCREST DRIVE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Thomas L. Pinkney and Veronica K. Pinkney dated September 19, 2006 and recorded in Liber 26389, Folio 615 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$350,000.00, and an original interest rate of 8.910, 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 bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **November 6**, **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 \$37,300.00 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 all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the 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

> > (10-18,10-25,11-1)

88981

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

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

4900 EMO STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Karlief Moye dated September 13, 2005 and recorded in Liber 24732, Folio 202 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$176,000.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on NOVEMBER 6, 2007 AT 11:14 AM.

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

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

813 CLOVIS AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Mario Baccous dated November 3, 2006 and recorded in Liber 26433, Folio 166 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$174,000.00, 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 Streat (and specifically at the outpact to the corugal principal of the 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 **November 6, 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.

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 \$18,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by eaid hidder at the time regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be ontitled to any unplue proceeds or profile regulities from purchaser 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 correspond remeted on prior to the call. 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

> > (10-18,10-25,11-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1205 BLUE WING TERRACE LARGO/UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Barbara J. Walker dated July 31, 2002 and recorded in Liber 16293, Folio 624 among the Land Records of Prince George's County, Maryland

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

Terms of Sale: A deposit of \$28,800.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

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

Terms of Sale: A deposit of \$18,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the 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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with an original principal balance of \$229,999.00, 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 **November 6, 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 \$22,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain-ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee \$295.00 for review of the settlement documents, be subsequently filed of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

(10-18.10-25.11-1)

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

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

7504 HARPERS DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from James T. Coleman dated April 19, 2004 and recorded in Liber 19584, Folio 275 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$35,000.00, 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 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 **NOVEMBER 6, 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.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, 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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(10-18,10-25,11-1)

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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** 3402 DELANCEY STREET CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Antione A. Purdie dated January 19, 2007 and recorded in Liber 27193, Folio 732 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$215,000.00, and an original interest rate of 8.990, 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 garage, immediately next Bourne to Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **NOVEMBER 6, 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

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

LEGALS

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

4638 WINTERBERRY LANE OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Tami E. Johnson dated March 30, 2005 and recorded in Liber 21994, Folio 420 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$60,000.00, and an original interest rate of 11.163, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, imme-diately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on NOVEMBER 6, 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.

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 \$5,800.00 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 reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidential and composited damagnee. The murchaser shall not be incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

(10-18,10-25,11-1)

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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**

> 5412 85TH AVENUE, UNIT T 1 HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Dianne Cole and Warren C. Cole, Sr. dated October 13, 2006 and recorded in Liber 26406, Folio 618 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$100,100.00, and an original interest rate of 9.200, 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 **NOVEMBER 6**, 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.

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

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

5908 ADDISON AVENUE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Dorrian R. Myles dated August 26, 2005 and recorded in Liber 23090, Folio 431 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,000.00, and an original interest rate of 7.840, 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 **NOVEMBER 6, 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 \$28,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtain ing physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by organize the default of the address provided by address of the time regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expens-es of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's cale remedy at law or in equity (shall be the return of the 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

(10-18,10-25,11-1)

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

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

6014 PURDUN DRIVE **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Christopher Billie and Meredith Billie dated February 24, 2006 and recorded in Liber 24750, Folio 389 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$311,200.00, and an original interest rate of 6.920, 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 **NOVEMBER 6**, 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.

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

Terms of Sale: A deposit of \$22,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

Terms of Sale: A deposit of \$10,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers and Ronald S. Deutsch, Substitute Trustees Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

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

Terms of Sale: A deposit of \$32,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(10-18, 10-25, 11-1)88992 (10-18,10-25,11-1) 88989

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

Upper Marlboro, Maryland 20773 In The Estate Of:

MICHAEL J. PIERRE, SR. Estate No.: 76394

NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate: You are hereby notified that a

Petition has been filed by NATASHA PIERRE for Judicial Probate of the will dated 12/14/2001 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 15, 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 (10-18,10-25) 88969

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HANNI BOWERS

Notice is given that Jannette R. Tarbox, whose address is 5120 Vest Lane, Waldorf, MD 20601 was on October 3, 2007 appointed personal representative of the estate of Hanni Bowers who died on April 23, 2007 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of April, 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 extension provided by law, is unenforce-able thereafter. Claim forms may be obtained from the Register of Wills.

JANNETTE R. TARBOX

Lothian Sunoco, 5511 Southern MD Blvd., Lothian

LOT #: 3510 A, 1995 Dodge Dakota VIN #: 1B7GL23XXSW900124

Willie's Towing & Repair, 20141 Point Lookout Rd., Great Mills

LOT #: 3517, 2002 Ford F 150 VIN #: 1FTRX18L92NB96713 Camp Springs Getty, 6300 Allentown Rd., Camp Springs

LOT #: 3521, 1997 Ford E Superduty

VIN #: 1FDLE40S9VHB62172 American Fleet Repair, 201 Ritchie Rd C-2, Capitol Heights

LOT #: 3522, 1995 GMC G-3500 VIN #: 1GDHG31K8SF525142 American Fleet Repair, 201 Ritchie Rd C-2, Capitol Heights

LOT #: 3534, 2000 Mazda Protege VIN #: JM1BJ2225Y0216678 Boone's Automotive, 5861 Deale Churchton Rd., Deale

LOT #: 3525, 1997 Cadillac Sedan DeVille

VIN #: 1G6KE52Y8VU211878 Mike's Automotive, 5500 Belair Rd., Baltimore

LOT #: 3526, 1998 Chrysler Town & Country

VIN #: 1C4GT54L3WB709204 Antwerpen Motorcars, 6440 Baltimore National Pike, Baltimore 6440

LOT #: 3528, 1991 Toyota Land

Cruiser VIN #: JT3FJ80W1M0031441 Modern Wrench LLC, 3400 Annapolis Rd., Baltimore

LOT #: 3520, 1990 Jeep Grand Cherokee VIN #: 1J4GZ58SXTC172461

Modern Wrench LLC, 3400 Annapolis Rd., Baltimore

> 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

<u>88966</u>

(10-18,10-25)

Milton E. McIver 8700 Central Ave., Ste. 300 Landover, MD 20785 (301) 336-6783

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN H. KENNER, SR

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERIC H. WALDOW

Notice is given that Eric Waldow, whose address is 1409 Leicester Drive, La Plata, MD 20646 was on October 1, 2007 appointed personal representative of the estate of Eric H. Waldow who died on August 28, 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 1st day of April, 2008.

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

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

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

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

ERIC WALDOW Personal Representative

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

Estate No. 77161 <u>88961</u> (10-18,10-25,11-1)

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

Cierra Bolding, Minor

Guardianship No. GD-09560

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Cierra Bolding an infant female born on August 7, 1998 at Laurel Regional Hospital, Laurel, MD 20705 to Esther Bolding and Quinton Lee, having been filed, it is this 12th day of October, 2007.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Quinton Lee, 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, Quinton Lee, is hereby notified to show cause on or before the 19th day of 2007 why the 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.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISHANIA R. BERRY

Notice is given that Janice L. Berry, whose address is 8613 Johnson Avenue, Glenarden, MD 20706 was on October 11, 2007 appointed personal representative of the estate of Chrishania R. Berry, who died on September 17, 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 11th day of April, 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 extension provided by law, is unenforce-able thereafter. Claim forms may be obtained from the Register of Wills.

JANICE L. BERRY Personal Representative

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

> Estate No. 77317 (10-18,10-25,11-1)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND In the Matter of: Cean Brooks, Minor

<u>88967</u>

Guardianship No. GD-09557 ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely Cean Brooks an infant male born on December 6, 1995 at Fairfax Hospital, Fairfax, VA to Kyana Brooks and Father Unknown, having been filed, it is this 10th day of October, 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 aforementioned petition for the guardian-ship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Father Unknown, is respondent hereby notified to show cause on or before the 18th 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.

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 20, 2007 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, November 20, 2007, the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M.

CB-43-2007 (SUBDIVISION BILL)-AN ACT CONCERNING JURISDICTION for the purpose of allowing the conveyance of an existing community building to nonprofit entities under certain circumstances.

CB-45-2007 (SUBDIVISION BILL)—AN ACT CONCERNING PRI-VATE ROADS AND EASEMENTS for the purpose of permitting the Planning board to approve private roads, easements and alleys in Marc Planned Communities developed in the I-1, I-2 or I-3 Zones in accordance with Section 27-475.06.05 under certain circumstances.

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, 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

> > (10-18)

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

Guardianship No. GD-09559

ORDER OF PUBLICATION

A petition for the guardianship of

the person of a minor child, namely

Stephan Foushee an infant male born on March 17, 1996 at Laurel

Regional Hospital, Laurel, MD to

Esther Bolding and Terrence Foushee, having been filed, it is this 9th day of October, 2007.

Court for Prince George's County,

Maryland, that the respondent, Terrence Foushee, the natural father of the aforementioned child,

is hereby notified that the afore-mentioned petition for the guardianship of the person has

been filed, stating the last known address of respondent as unknown. Respondent, Terrence Foushee, is

hereby notified to show cause on or before the 18th 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

This order shall be published in

accordance with Maryland Rule 2-122(a), Service by Posting or

relief sought.

Publication.

CERETA A. LEE

ORDERED, by the Orphan's

In the Matter of:

Stephan Foushee, Minor

Attest: Redis C. Floyd Clerk of the Council

88964

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 26, 2007 AT 10:00 A.M.

J & M Auto, 5921 Arbor St., Hyattsville, MD 20781

1997 KIA VIN#: KNAFA1256V5298874

Marlboro Auto Parts, 4820 Largo Rd., Upper Marlboro, MD 20772

2001 TOYOTA

2004 CHEVY

Sale to be held at:

VIN #: 4T1BG22K81U042565

Giant Auto Body, 4825 Rhode Island Ave, Hyattsville, MD 20781

2003 VW VIN #: 3VWSK69M93M041088

VIN #: 1GCC5148206571

Personal Representative

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

Estate No. 77260 (10-18,10-25,11-1) 88963

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the fol-lowing vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at 3523 Maywood Lane, Suitland, Md. 20746 at 4:00 P.M. on November 5, 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 #: 3392, 1999 Ford F-250 VIN #: 1FTNF20L9XEA10209 Rodzilla Racing, 1120 West Old Phila. Rd., North East

LOT #: 3533, 1998 Chevrolet Blazer

VIN #: 1GNCT18W6WK104189 Woodsboro Auto Repair, 7-A Council Dr., POB 376, Woodsboro

LOT #: 3535, 2001 KIA Sportage VIN #: KNDJA723615694733

Antwerpen Chev Mit Kia Daewoo, 9400 Liberty Rd., Daewoo, Randallstown

LOT #: 3346, 1974 Cruisers HULL #: CRS0202A0174 NY #: 1567 PM Gary's Auto & Boat Repair, 121 Utah, Stevensville

LOT #: 3063, 1999 Ford Escort VIN #: 3FAKP1137XR133826

Notice is given that Sharon Kelsey, whose address is 1310 Keverton Dr., Upper Marlboro, MD 20774 and John H. Kenner, Jr., Washington, DC 20019, were on October 11, 2007 appointed person-al representatives of the small estate of John H. Kenner, Sr., who died on June 11, 2007, without a

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representatives 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 representatives 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.

SHARON KELSEY JOHN H. KENNER, JR. Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20772 Estate No. 77322 88968 (10-18)

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

(10-18,10-25,11-1) 88971

NOTICE

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

Milton D. Pettus Sr. Carrie Pettus Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 07-14182

Notice is hereby given this 10th 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 con-trary thereof be shown on or before the 13th 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 13th day of November, 2007

The Report of Sale states the amount of the foreclosure sale price to be \$257,600.00. The property sold herein is known as 6730 Central Hills Terrace, Hyattsville, MD 20785.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88954 (10-18, 10-25, 11-1)

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

88972

NOTICE

(10-18,10-25,11-1)

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

Tonvia A. Skinner Anthony C. Skinner Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-15398

Notice is hereby given this 10th 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 13th 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 13th day of November, 2007

The Report of Sale states the amount of the foreclosure sale price to be \$404,743.04. The prop-erty sold herein is known as 3907 Windbrook Court (1st), Clinton, MD 20735.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88955

(10-18,10-25,11-1)

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

I & M Auto

5921 Arbor Street

Hyattsville, MD 20781

(10-18-10-25) 88950

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

(10-18,10-25,11-1) 88973

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION issued out of the

Circuit Court for Prince George's

County, and to me directed, I will sell at public sale, to the highest bidder for cash at the Courthouse

doors, Upper Marlboro, MD on the **8th day of November, 2007** next, all

the estate, right, title, interest, prop-erty, claim and demand, at law and in equity of Luther and Alease

Tillerly and to the following prop-

Palmer Park, Maryland 20785

Being described among the land records of Prince George's County, Maryland as follows:

Section 1 Palmer Park

Levied on and taken into execu-

tion, as the property of said Luther and Alease Tillerly will be sold to

satisfy a Judgment against Luther

and Alease Tillerly in said Court in

favor of Mariner Health of Greater

Sale to commence at 10:00 O'Clock A.M.

Cash or certified check required.

MICHAEL A. JACKSON

Book WWW 23 at Plat 65

Real property located at:

7729 Penbrook Place

2549

erty, to wit:

Lot:

Sub:

Plat:

Block: E

Liber: 5339

Folio: 639

Laurel Inc.

Sheriff

40 York Road, #300

CAL04-14128

Kenneth L. Rosen, Attorney

Towson, Maryland 21204 410-823-0111

NOTICE

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

Substitute Trustees

vs. CRAIG L. COBB 7631 Allendale Drive Landover, MD 20785-4106

Defendant

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

Case No. CAE 06-28163

Notice is hereby given this 10th day of October, 2007, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceed-ings and described as 7631 Allendale Drive, Landover, MD 20785-4106, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 13th day of November, 2007, next, provided a copy of this NOTICE be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 13th day of November, 2007, next

The Report of Sale states the amount of sale to be One Hundred Six Thousand and 00/100 Dollars (\$106,000.00).

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

88958

(10-18,10-25,11-1) 88952

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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

7710 HANOVER PARKWAY, UNIT 202 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Andy Okhuereigbe dated July 19, 2006 and recorded in Liber 25579, Folio 183 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$196,800.00, and an original interest rate of 8.475, 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 NOVEMBER 6, 2007 AT 11:22 AM.

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

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 \$20,100.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, 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>88994</u>

(10-18,10-25,11-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6113 PARKVIEW LANE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Kimberly Brown, Lemore Wormack and Andre J. Marbley dated June 28, 2006 and recorded in Liber 28447, Folio 733 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$209,000.00, and an original interest rate of 9.650, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **NOVEMBER 6, 2007 AT 11:27 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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

11109 GLISSADE DRIVE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Thomas Hayes and Sarah Bailey dated June 26, 2006 and recorded in Liber 25676, Folio 487 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$650,000.00, and an original interest rate of 9.525, 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 **NOVEMBER 6, 2007 AT 11:23 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 \$68,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

> > (10-18,10-25,11-1)

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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

7302 LONGBRANCH DRIVE NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Naurice Leigh and Sebiatu Leigh dated April 3, 2006 and recorded in Liber 24966, Folio 092 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$374,000.00, and an original interest rate of 9.800, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **NOVEMBER 6, 2007 AT 11:28 AM** COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9014 LAKE LARGO DRIVE LARGO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Patricia Chichester dated December 20, 2006 and recorded in Liber 26878, Folio 757 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$72,000.00, and an original interest rate of 10.375, 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 **NOVEMBER 6, 2007 AT 11:24 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 \$7,600.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

(10-18,10-25,11-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 13819 CHESTNUT OAK LANE BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Andre Jones and Veronica Jones dated July 28, 2006 and recorded in Liber 25955, Folio 106 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$807,500.00, and an original interest rate of 8.900, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **NOVEMBER 6, 2007 AT 11:29 AM.** ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$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.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. urchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchase 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

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

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

Terms of Sale: A deposit of \$41,100.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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 \$86,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(10-18,10-25,11-1) 89000

(10-18,10-25,11-1) 89001



SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11404 PITSEA DRIVE BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Archie D. Joiner dated December 20, 2006 and recorded in Liber 28382, Folio 227 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$317,600.00, 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 **NOVEMBER 6, 2007 AT 11:25 AM**.

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

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

Terms of Sale: A deposit of \$34,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

<u>88997</u>

(10-18,10-25,11-1)

88998

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 12500 MCEWAN CIRCLE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Staci R. Jones and Reginald A. Jones dated August 24, 2006 and recorded in Liber 26836, Folio 452 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$620,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **NOVEMBER 6, 2007 AT 11:30 AM**. COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, #208 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14113 WILLIAM STREET, UNIT 17 B LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Ronald K. Crumpler dated March 6, 2007 and recorded in Liber 27392, Folio 217 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,071.37, and an original interest rate of 10.310, 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 NOVEMBER 6, 2007 AT 11:26 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 \$10,100.00 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 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 which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

(10-18,10-25,11-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 5807 FALKLAND PLACE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Charlene Sutton dated February 23, 2006 and recorded in Liber 24657, Folio 460 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,000.00, 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 picnic table), Upper Marlboro, Maryland 20772, on **NOVEMBER 6, 2007 AT 11:31 AM**.



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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 4912 49TH AVENUE HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Francisco Javier Cabrera dated June 6, 2006 and recorded in Liber 25344, Folio 295 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,000.00, 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 **NOVEMBER 6, 2007 AT 11:32 AM.** ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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 \$64,000.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

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

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

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

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

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

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

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

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

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

(10-18,10-25,11-1) 89003

(10-18,10-25,11-1) 89004

(10-18,10-25,11-1)

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 Timothy Bryant dated June 23, 2006 and recorded in Liber 25/79, Folio 026 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original inter-est 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 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

88882

(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, original principal balance of \$287.20 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 in the aforesaid Deed of Trust. The property is improved by a dwelling

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 aid 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)

NOTICE

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

Fewell Workman

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

Civil No. CAE 07-09652

ORDERED, this 10th day of October, 2007 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5015 Manor Court, Oxon Hill, MD 20745 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 13th 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 13th day of November, 2007, next. The report states the amount of sale to be \$195,000.00.

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

(10-18,10-25,11-1) 88959

NOTICE

NOTICE

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

vs. James Morgan

LEGALS

Defendants In the Circuit Court for Prince

George's County, Maryland Civil No. CAE 07-19547

ORDERED, this 15th day of October, 2007 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop erty at 119 Cree Drive, Oxon Hill, MD 20745 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 15th day of November, 2007, next.

The report states the amount of sale to be \$208,656.00.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk (10-18,10-25,11-1) 88960

NOTICE

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

vs.

Richard Lewis Johnson Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-18687

Notice is hereby given this 10th 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 13th 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 13th day of November, 2007.

The Report of Sale states the amount of the foreclosure sale price to be \$243,122.84. The property sold herein is known as 5841 Suitland Road, Suitland, MD 20746.

PEGGY MAGEE

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

(10-18,10-25,11-1) 88956

NOTICE Edward S. Conn

COUNTY COUNCIL HEARINGS

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

TUESDAY, OCTOBER 30, 2007 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, October 30, 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 Youth Commission for Prince George's County with all terms expiring 11/28/2008:

Mr. Marcus Allen Mr. Benjamin Barrows Ms. Tianna Bias Ms. Danielle Danger Ms. Chuckwunonso Dureke Mr. Shuan Goddard Ms. Deanna Gonzalez Ms. Janel Harper Ms. Breyana Kelly Ms. Sheena King Mr. Lamont Kinney Ms. Stephanie Lipscomb Mr. Gregory Long Mr. Cameron Miller Ms. Quiana Montgomery Mr. Brandon Moulden Mr. David Murray Mr. Ifedayo Olasupo Ms. Chanae Palmer Mr. Alvin Rich, II Ms. Taylor Scruggs Ms. Charlinda Sims Ms. Cherian Trimble Mr. John Webster, IV Ms. Simone Alcorn Ms. Korpo Cooper Ms. Sydney Gibson Ms. Amanda Lopez Mr. Haywood Perry, III Ms. Jada Prince Mr. Brandon White Ms. Dashea Williams Ms. Shanita Williams

Largo High School Bowie High School New Hope Academy Northwestern High School Parkdale High School Bishop McNamara High School Central High School Suitland High School Gwynn Park High School Tall Oaks Vocational High School Fairmont Heights High School Charles H. Flowers High School Forestville Military Academy Laurel High School Friendly High School National Christian Academy Eleanor Roosevelt High School Surrattsville High School DuVal High School Grace Brethren High School Jericho Christian Academy Crossland High School Frederick Douglass High School **Riverdale Baptist School** Elizabeth Seaton High School High Point High School Queen Anne School High Road Academy Oxon Hill High School Croom Vocational High School High Road School of Prince George's County Potomac High School Dr. Henry A. Wise, Jr. High School

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. 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

88965

(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**

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

Under a power of sale contained in a certain Deed of Trust from Kyisha Powell-Russ dated March 15, 2006 and recorded in Liber 24885, Folio 564 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,000.00, and an original interest rate of 8.300, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-nic table), Upper Marlboro, Maryland 20772, on **OCTOBER 23, 2007** AT 11:08 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 \$30,500.00 by cash or certified funds is required at the time of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of sale to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of sale. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Katisha Monique Fordham Defendant(s)

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-19256

Notice is hereby given this 10th 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 13th 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 13th day of November, 2007

The Report of Sale states the amount of the foreclosure sale price to be \$238,236.71. The property sold herein is known as 1411 Estelle Drive, Oxon Hill, MD 20745.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 88957 (10-18,10-25,11-1) 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, Maryland 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, pro-vided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in each of three successive weeks before the 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 PRINCE GEORGE'S POST WISHES EVERYONE A SAFE WEEKEND. PLEASE, DON'T **DRINK AND DRIVE!!**

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 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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(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

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 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 11:04 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 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.

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

88878

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.

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.

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

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(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

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.

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 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.

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

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