

LEGALS

RICHARD L. SUGARMAN
Attorney-at-Law
5101 River Road, #1712
Bethesda, Maryland 20816
(301) 907-6886

**SUBSTITUTE TRUSTEE'S
SALE OF IMPROVED
REAL ESTATE
KNOWN AS 11234 Old Baltimore
Pike, Beltsville, Maryland
described as a Commercial Truck
Repair Garage**

Case No. CAE09-00950
By virtue of the power and authority contained in a Deed of Trust from Corey Maragh and Rajistree Ramsammy dated January 29, 2007 and recorded among the Land Records of Prince George's County, Maryland in Liber 27040 at folio 066, upon default and request made by the party secured thereby for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland, specifically at the entrance to the secured portion of the parking garage, to the left of the Bourne Wing/Commissioner's entrance, designated by the present of the picnic table, on

**TUESDAY, MARCH 10, 2009
AT 9:05 A.M.**

all of the land and improvements thereon described in said Deed of Trust described as follows:

Lot numbered Sixteen (16) in Block numbered Forty-five (45) in the subdivision known as SECTION 3, BELTSVILLE, as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book A at Plat 64, and being in the 1st Election District of said County.

TERMS OF SALE: A deposit of \$15,000.00 payable in cash, certified check or in any other form as the Substitute Trustee, in his sole discretion, may determine acceptable. The balance of the purchase price, in cash, with interest as set forth in the Deed of Trust Note from the date of sale to the date of payment is to be paid within ten (10) days after the final ratification of the sale. Taxes, public charges, assessments and water rent to be adjusted to date of sale and thereafter be assumed by the purchaser. Said property being sold in "AS IS" condition, subject to conditions, restrictions, covenants, rights of way, easements and agreements of record, if any. Title examination, conveyancing, State and County transfer tax, Recordation taxes and all other costs incident to the settlement are to be paid by the purchaser. The purchaser shall comply with these terms of sale within the time aforesaid, otherwise, in addition to any other remedies available to the Substitute Trustee at law or in equity, the Substitute Trustee may, at his election, declare the deposit forfeited and resell the premises at the risk and expense of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency plus all costs and expenses of both sales. If the sale is not ratified, or if for any reason the Substitute Trustee is unable to convey clear, marketable title, the sale shall be void and 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 to the purchaser, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee.

RICHARD L. SUGARMAN
Substitute Trustee

92992 (2-19,2-26,3-5)
Estate No. 80942 (2-12,2-19,2-26)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WILLIAM LEE BANKS**
Notice is given that Henry Clay Banks, whose address is 3634 Cousins Drive, Upper Marlboro, MD 20774 was on January 30, 2009 appointed personal representative of the estate of William Lee Banks, who died on January 19, 2009 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 30th day of July, 2009.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

HENRY CLAY BANKS
Personal Representative

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

92945 (2-12,2-19,2-26)
92937 (2-12,2-19,2-26)

NOTICE

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

vs.
**Robert T. Milford
Patrice K. Milford**
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-21412**

Notice is hereby given this 4th day of February, 2009, 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 6th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of March, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$226,100.00. The property sold herein is known as 2511 Sansbury Road, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92940 (2-12,2-19,2-26)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOHN M. PEARO**

Notice is given that James A. Pearo, Jr., whose address is 10204 Southmoor Drive, Silver Spring, MD 20901 was on January 29, 2009 appointed personal representative of the estate of John M. Pearo who died on October 5, 2008 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 29th day of July, 2009.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JAMES A. PEARO, JR.
Personal Representative

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

92917 (2-12,2-19,2-26)
Estate No. 80942 (2-12,2-19,2-26)

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

NOTICE

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

Substitute Trustees
vs.
**ESTATE OF JEFFERSON
SEABROOK, JR., PERSONAL REPRESENTATIVE, DEIRDRE Y. SEABROOK**
4307 Oxford Drive
Suitland, MD 20746

Defendant
**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-10600**

Notice is hereby given this 3rd day of February, 2009, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4307 Oxford Drive, Suitland, MD 20746, 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 4th day of March, 2009, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 4th day of March, 2009, next.

The Report of Sale states the amount of sale to be Eighty Thousand and 00/100 Dollars (\$80,000.00).

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92937 (2-12,2-19,2-26)

92945 (2-12,2-19,2-26)
92937 (2-12,2-19,2-26)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PATRICIA YVETTE MASON**

Notice is given that X-Abian M Jahi, whose address is 3208 Curtis Drive #304, Temple Hills, MD 20748 was on February 4, 2009 appointed personal representative of the estate of Patricia Yvette Mason, who died on January 14, 2009 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 4th day of August, 2009.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

X-ABIAN M JAHl
Personal Representative

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

Estate No. 80981
92944 (2-12,2-19,2-26)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 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, MD 20772, at 4:00 P.M. on MARCH 9, 2009. 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 #: 3307, 1986, Long Trailer
VIN #: 1LGC7MN11G1005944
Danmar, 15812 Danmar Lane, Williamsport

LOT #: 4060, 2003 BMW X5
VIN #: 5UXFA53563LV75832
Andrew's Shell Service, 6408 Auth Rd., Camp Springs

LOT #: 4098, 2002 Mazda 626
VIN #: 1YVGF22C62588221
Harrison's Transmissions, 8977 Mistletoe Dr., Easton

LOT #: 4101, 2004 Dodge Ram 3500
VIN #: 3D7MU48C04G196881
Outlaw Customs Inc., 4265 Camp Kaufmann Rd., Huntingtown

LOT #: 4102, 2004 Toyota Corolla
VIN #: 2T1BR38E64C224126
Diversified Services Auto Repair Inc., 427 East Diamond Ave., Gaithersburg

LOT #: 4103, 2000 Ford Focus
VIN #: 1FAPP34P5YW182193
Starlight Transmission, 710 Pulaski Hwy., Joppa

LOT #: 4104, 1997 Toyota Camry
VIN #: 4T1BG22K3VU798407
Frankford Shell, 5330 Frankford Ave., Baltimore

LOT #: 4105, 2002 Mercedes ML 500
VIN #: 4JGAB75E02A321296
Frankford Shell, 5330 Frankford Ave., Baltimore

LOT #: 4106, 2002 Ford E 250
VIN #: 1FTNS24L32HA888613
Jeff's Body Shop, Inc., 1980 Moreland Pkwy., Annapolis

LOT #: 4111, 2001 Chrysler Town & Country
VIN #: 2C8GP64L51R114745
Jojevic Auto Service, 1510 Whitelock St., Baltimore

**TERMS OF SALE: CASH
PUBLIC SALE**
The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

92999 (2-19,2-26)

LEGALS

NOTICE

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

vs.
Olubukola F. Abayomi
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-27786**

Notice is hereby given this 5th day of February, 2009, 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 9th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of March, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$446,250.00. The property sold herein is known as 12904 Belle Meade Tree, inadvertently referred to as Belle Mead Trace, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92936 (2-12,2-19,2-26)

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

**In The Estate Of:
MARY ELLA KEENE**
Estate No.: 81007

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Jocelyn A. Hoholik for Judicial Probate of the will dated 5/29/1998 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 **March 31, 2009 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

93017 (2-19,2-26)

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

**In The Estate Of:
VILMA ARTIS BUTLER**
Estate No.: 80677

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Linda T. Cox for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 5303 Chrysler Way, Courtroom C-1, Upper Marlboro, MD 20772 on **March 24, 2009 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

93019 (2-19,2-26)

NOTICE OF PUBLICATION

Kevin B. McParland, Trustee and Douglas M. Bregman, Trustee, Substitute Trustees,
vs.
PDC-Henson Valley I, LLC, et al.,
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-29432**

ORDERED, by the Circuit Court of Prince George's County, Maryland this 3rd day of February, 2009, that the foreclosure sale of the property described in the above-captioned matter, made and reported by Kevin B. McParland and Douglas M. Bregman, Substitute Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of March, 2009, provided a copy of this Notice of Publication be inserted in some newspaper printed in Prince George's County, Maryland, once in each of three (3) successive weeks, before the 5th day of March, 2009.

The property foreclosed upon comprises sixty (60) unimproved residential lots and fifteen (15) related outlots and parcels in the Stonegate Estates subdivision, and the Report of Sale states the amount of sale to be \$1,249,550.00.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92951 (2-12,2-19,2-26)

92951 (2-12,2-19,2-26)

NOTICE

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

vs.
**Reina Isabel Menjivar
Alber Hernandez Maravilla**
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-27421**

Notice is hereby given this 6th day of February, 2009, 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 9th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of March, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$126,730.00. The property sold herein is known as 2711 Newglenn Avenue, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92949 (2-12,2-19,2-26)

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

**In The Estate Of:
MARY ELLA KEENE**
Estate No.: 81007

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Jocelyn A. Hoholik for Judicial Probate of the will dated 5/29/1998 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 **March 31, 2009 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

93017 (2-19,2-26)

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

**In The Estate Of:
VILMA ARTIS BUTLER**
Estate No.: 80677

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Linda T. Cox for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 5303 Chrysler Way, Courtroom C-1, Upper Marlboro, MD 20772 on **March 24, 2009 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

93019 (2-19,2-26)

NOTICE OF PUBLICATION

Kevin B. McParland, Trustee and Douglas M. Bregman, Trustee, Substitute Trustees,
vs.
PDC-Henson Valley I, LLC, et al.,
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-29432**

ORDERED, by the Circuit Court of Prince George's County, Maryland this 3rd day of February, 2009, that the foreclosure sale of the property described in the above-captioned matter, made and reported by Kevin B. McParland and Douglas M. Bregman, Substitute Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of March, 2009, provided a copy of this Notice of Publication be inserted in some newspaper printed in Prince George's County, Maryland, once in each of three (3) successive weeks, before the 5th day of March, 2009.

The property foreclosed upon comprises sixty (60) unimproved residential lots and fifteen (15) related outlots and parcels in the Stonegate Estates subdivision, and the Report of Sale states the amount of sale to be \$1,249,550.00.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92951 (2-12,2-19,2-26)

93016 (2-12,2-19,2-26)

LEGALS

NOTICE

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

vs.
Alissa M. McDaniel
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-26971**

Notice is hereby given this 4th day of February, 2009, 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 6th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of March, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$177,225.00. The property sold herein is known as 7400 Marion Street, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92952 (2-12,2-19,2-26)

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

In The Estate Of:<

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
George E. A. Empty, Jr.
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-16972

Notice is hereby given this 10th day of February, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 11th day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$245,000.00. The property sold herein is known as 2549 Oak Glen Way, Forestville, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92994 (2-19,2-26,3-5)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Chukwuudubem L. Eze
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-31558

Notice is hereby given this 17th day of February, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$389,768.84. The property sold herein is known as 1737 Stourbridge Court, Bowie, MD 20721.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93011 (2-19,2-26,3-5)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Riana Ali
Rayad Anderson Ali
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-18951

Notice is hereby given this 20th day of February, 2009, 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 23rd day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$292,500.00. The property sold herein is known as 1602 Migsby Court, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93030 (2-26,3-5,3-12)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Trudy Hercules-Udeh
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-32130

Notice is hereby given this 20th day of February, 2009, 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 23rd day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$304,532.22. The property sold herein is known as 9813 Black Eagle Way, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93035 (2-26,3-5,3-12)

LEGALS

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

TRUSTEES' SALE Case No. CAE-08-18594

Of Valuable Real Estate located in Prince George's County, Maryland
7716 Klovsstad Drive Ft. Washington, Maryland 20744

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Douglas M. Norris, II, to Timothy J. Gough, dated April 21, 2006, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 25415, at Folio 003, docketed for foreclosure in Civil No. CAE-08-18594, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees, by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees, will offer for sale in "AS IS" condition at public auction in front of the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 (specifically at the entrance of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table) on:

WEDNESDAY, MARCH 4, 2009 AT 11:00 A.M.

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

Lot numbered Five (5) in the subdivision known as "Campbell's Addition to Ramsgate", as per plat thereof recorded in Plat Book 169, at Plat No. 25, among the Land Records of Prince George's County, Maryland.

Said Property is improved by a partially completed single family dwelling.

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

A deposit of \$25,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 4.00% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest. Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

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

Compliance with the terms of sale shall be made within ten (10) days after final ratification of the sale unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. The Trustees are not liable, individually or otherwise, for any reason. If title to the Property is not, or cannot be transferred consistent with the terms hereof, for any reason, the Trustee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
Substitute Trustees
92954 (2-12,2-19,2-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Christine Williams
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-24952

Notice is hereby given this 27th day of January, 2009, 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 27th day of February, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 27th day of February, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$380,000.00. The property sold herein is known as 13509 Woodmore Road, Bowie, MD 20721.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
92935 (2-12,2-19,2-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Miguel Rios
Enma Rios
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-31556

Notice is hereby given this 17th day of February, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$335,000.00. The property sold herein is known as 4319 Cimarron Lane, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93012 (2-19,2-26,3-5)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Omoniyi Ajepe
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-32135

Notice is hereby given this 18th day of February, 2009, 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 20th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$108,375.00. The property sold herein is known as 45 A Street, Laurel, MD 20707.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93028 (2-26,3-5,3-12)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Sylvanus Achu
Oluwafunmike Achu
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-31705

Notice is hereby given this 18th day of February, 2009, 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 20th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$340,400.00. The property sold herein is known as 2505 Atrium Court, Bowie, MD 20716.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93027 (2-26,3-5,3-12)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan,
Trustees
vs.
Amy T. Lohr
Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 08-31546

ORDERED, this 17th day of February, 2009 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5701 Silk Tree Drive, Riverdale, Maryland 20737 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of March, 2009 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 19th day of March, 2009, next. The report states the amount of sale to be \$395,033.99.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93013 (2-19,2-26,3-5)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan,
Trustees
vs.
Sonia B. Sorto
Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 08-26243

ORDERED, this 17th day of February, 2009 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4313 40th St., Brentwood, MD 20722 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of March, 2009 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 19th day of March, 2009, next. The report states the amount of sale to be \$284,360.65.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93014 (2-19,2-26,3-5)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Markeeda S. Anderson
David Anderson, Jr.
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-31560

Notice is hereby given this 20th day of February, 2009, 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 23rd day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$121,600.00. The property sold herein is known as 16041 Dorset Road, Unit 156, Laurel, MD 20707.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93033 (2-26,3-5,3-12)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Eric D'Acosta
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-24020

Notice is hereby given this 20th day of February, 2009, 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 23rd day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$284,000.00. The property sold herein is known as 1314 Christopher Lane, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93032 (2-26,3-5,3-12)

NOTICE

JEREMY K. FISHMAN
SAMUEL D. WILLIAMOWSKY
ERICA T. DAVIS
401 North Washington Street
Suite 550
Rockville, Maryland 20850
vs.
WILLIAM G. BRITT
5904 J Street
Fairmount Heights, MD 20743-6528
aka 5904 J Street
Capitol Heights, MD 20743
Andres W. Dyer
Dyer & Dyer
14508 Main St., PO Box 69
Upper Marlboro, MD 20773
301-627-8707

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-31590

Notice is hereby given this 20th day of February, 2009, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5904 J Street, Fairmount Heights, MD 20743-6528, 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 23rd day of March, 2009, 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 23rd day of March, 2009, next. The Report of Sale states the amount of sale to be Sixty Eight Thousand, Nine Hundred and 00/100 Dollars (\$68,900.00).

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
93034 (2-26,3-5,3-12)

NOTICE

IN THE MATTER OF:
JABARI YOHANCE CARNEY
FOR THE CHANGE OF NAME TO:
JABARI YOHANCE WATTS
In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-03340

A Petition has been filed to change the name of Jabari Yohance Carney to Jabari Yohance Watts. The latest day by which an objection to the Petition may be filed is March 23, 2009.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
93025 (2-26)

NOTICE

IN THE MATTER OF:
SHAUGHN MICHAEL ROETTELLE
FOR THE CHANGE OF NAME TO:
SHAUGHN MICHAEL LONDON
In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-03256

A Petition has been filed to change the name of Shaughn Michael Roettelle to Shaughn Michael London. The latest day by which an objection to the Petition may be filed is March 23, 2009.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
93024 (2-26)

NOTICE

IN THE MATTER OF:
JABARI YOHANCE CARNEY
FOR THE CHANGE OF NAME TO:
JABARI YOHANCE WATTS
In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-03340

A Petition has been filed to change the name of Jabari Yohance Carney to Jabari Yohance Watts. The latest day by which an objection to the Petition may be filed is March 23, 2009.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
93025 (2-26)

NOTICE

IN THE MATTER OF:
SHAUGHN MICHAEL ROETTELLE
FOR THE CHANGE OF NAME TO:
SHAUGHN MICHAEL LONDON
In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-03256

A Petition has been filed to change the name of Shaughn Michael Roettelle to Shaughn Michael London. The latest day by which an objection to the Petition may be filed is March 23, 2009.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
93024 (2-26)

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 08-06

On January 26, 2009, the Common Council adopted, and on January 26, 2009, the Mayor signed Legislative Resolution 08-06, to amend certain provisions of the Charter of the Town of University Park, by repealing and re-enacting Article III, "Mayor and Common Council", Section 311, "Enactment of Ordinance", Article V, "Registration, Nomination and Elections", Section 504, "Elections", Article VI "Finance", Section 602 "Budget", Section 607 "Checks", Section 610 "Notice of Tax Levy", Section 612 "Sale of Tax Delinquent Property", Section 618 "Purchasing and Contracts", Article VII, "Administration", Section 701 "Clerk-Treasurer", and Article VIII "Public Ways and Sidewalks", Section 803 "Construction of Sidewalks, Curbs, etc." and Section 806 "Collections" of said Charter, and by adding a new Section 709 "Treasurer" to separate the offices of Clerk and Treasurer, and to state the duties of each office, and to effect certain conforming changes.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 for forty days, until March 16, 2009. The amendment will take effect on March 17, 2009, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK
By: John Rogard Tabori, Mayor

Suellen M. Ferguson, Esq.
Town Attorney
92941 (2-12,2-19,2-26,3-5)

NOTICE

IN THE MATTER OF:
DIANA GISELLE DEL CID NORIEGA
FOR THE CHANGE OF NAME TO:
DIANA GISELLE DEL CID
In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-03609

A Petition has been filed to change the name of Diana Giselle Del Cid Noriega (minor) to Diana Giselle Del Cid. The latest day by which an objection to the Petition may be filed is March 23, 2009.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
93026 (2-26)

ANDREW W. DYER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 79628
(2-26,3-5,3-12)

LEGALS

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 Concrete Replacement and Hot Mix Asphalt Resurfacing, Councilmanic Districts 7, 8, 9, including Thrift Road Improvement, Contract Number 834-H(D), will be received until March 6, 2009, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on February 17, 2009, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George’s County, Maryland.

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

QUANTITY	UNIT	DESCRIPTION
2,000	Tons	Hot Mix Asphalt, Superpave 9.5 MM, PG 64-22, Low ESALS
1,370	Tons	Hot Mix Asphalt, Superpave 12.5 MM, PG 70-22, Low ESALS
24,000	SY	Milling Hot Mix Asphalt Pavement, One Inch (1”)
1,000	SY	Full Depth Patching
8,100	LF	Remove and Replace Concrete Curb and Gutter All Types
30,000	SF	Remove and Replace Concrete Sidewalk
1,700	SY	Remove and Replace Urban Residential Driveway Entrance

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 **“Concrete Replacement and Hot Mix Asphalt Resurfacing, Councilmanic Districts 7, 8, 9 including Thrift Road Improvements, Contract No. 834-H (D).”**

By Authority of,
Jack B. Johnson
County Executive

92924 (2-12,2-19,2-26)

In accordance with the provisions of the Prince George’s County Minority Business Enterprise Law (CB1-1992, Division 6, Sub-Division 1, and Section 10A-136(i), this solicitation is reserved for participation by Certified Minority Business Enterprises Only.

NOTICE TO CONTRACTORS

Request to Bid No.: **No. HAD 2009-03 Rollingcrest Village Vinyl Windows and Glazing**

NON-REFUNDABLE SPEC. FEE \$ 50.00

SPECIFICATIONS AVAILABLE: February 16, 2009

- PRE-BID CONFERENCE: TO BE HELD: February 26, 2009 @ 11:00 A.M. 1849 Tanow Place, District Heights, Maryland
- BID PRICE RESPONSE DUE DATE: March 10, 2009 @ 3:00 P.M.
- CONTRACT SPECIALIST: Elaine M. Watson (301) 883-5487

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Housing Authority of Prince George’s County, Maryland 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774 during the hours 8:30 a.m. – 4:30 p.m. ONLY. ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to the Redevelopment Authority of Prince George’s County, Maryland

Contractors desiring more than three (3) copies, please call in advance to order the desired number. Contractors interested in submitting a bid on the project listed above should direct inquire to the attention of Elaine M. Watson (301) 883-5488. Bids shall be received at the Housing Authority of Prince George’s County, Maryland, 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774 marked to the attention of Elaine M. Watson.

The work includes, but is not limited to all work necessary for the following work items at various locations for replacement of the windows including the glazing.

Bidders may review the plans, specifications, and other contractual documents at the following locations on or after **February 16, 2009.**

Dodge Reports:	7833 Walker Drive, Suite 430 Greenbelt, Maryland 20770 (301) 220-4569 or (301) 474-7625 Fax
Blue Reports:	7325 Steel Mill Drive Springfield, Virginia 22150 (703) 644-5997 (703) 644-1929 Fax
Construction Market Data	7623 –B Ora Glen Drive Greenbelt, Maryland, 20770 (301) 474-5672 Fax
National Association of Minority Contractors	4710 Auth Place, Suite 695 Camp Springs, Maryland 20746 (301) 899-7799 (301) 899-3181 Fax
Prince George’s County Contractors Association	5825 Barnes Drive Clinton, Maryland 20735 (301) 440-7736 (301) 877-3074 Fax

92987 (2-12,2-19,2-26)

NOTICE

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

vs.

Lori Washington and
Henry Pickens

Defendants

NOTICE

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

vs.

Jose D. Aguilar

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 08-27781**

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 08-26242**

ORDERED, this 4th day of February, 2009 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 16311 Bawtry Court, Bowie, MD 20715 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 6th day of March, 2009 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 6th day of March, 2009, next.

The report states the amount of sale to be \$431,420.40.

ORDERED, this 4th day of February, 2009 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12208 Valerie Lane, Laurel, MD 20708 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 6th day of March, 2009 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 6th day of March, 2009, next.

The report states the amount of sale to be \$315,811.43.

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

True Copy—Test:
Peggy Magee, Clerk

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

True Copy—Test:
Peggy Magee, Clerk

92953 (2-12,2-19,2-26) 92939 (2-12,2-19,2-26)

LEGALS

In accordance with the provisions of the Prince George’s County Minority Business Enterprise Law (CB1-1992, Division 6, Sub-Division 1, and Section 10A-136(i), this solicitation is reserved for participation by Certified Minority Business Enterprises Only.

NOTICE TO CONTRACTORS

Request to Bid No.: **No. HAD 2009-01 Rollingcrest Village Reconfiguration and Reconstruction of Parking lots**

NON-REFUNDABLE SPEC. FEE \$ 50.00

SPECIFICATIONS AVAILABLE: February 27, 2009

- PRE-BID CONFERENCE: TO BE HELD: March 11, 2009 @ 11:00 A.M. 1849 Tanow Place, District Heights, Maryland
- BID PRICE RESPONSE DUE DATE: March 20, 2009 @ 2:00 P.M.
- CONTRACT SPECIALIST: Elaine M. Watson (301) 883-5487

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Housing Authority of Prince George’s County, Maryland 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774 during the hours 8:30 a.m. – 4:30 p.m. ONLY. ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to the Redevelopment Authority of Prince George’s County, Maryland

Contractors desiring more than three (3) copies, please call in advance to order the desired number. Contractors interested in submitting a bid on the project listed above should direct inquire to the attention of Elaine M. Watson (301) 883-5488. Bids shall be received at the Housing Authority of Prince George’s County, Maryland, 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774 marked to the attention of Elaine M. Watson.

Scope of Work: Reconfigure and Reconstruct Parking Lot

Bidders may review the plans, specifications, and other contractual documents at the following locations on or after **January 26, 2009.**

Dodge Reports:	7833 Walker Drive, Suite 430 Greenbelt, Maryland 20770 (301) 220-4569 or (301) 474-7625 Fax
Blue Reports:	7325 Steel Mill Drive Springfield, Virginia 22150 (703) 644-5997 (703) 644-1929 Fax
Construction Market Data	7623 –B Ora Glen Drive Greenbelt, Maryland, 20770 (301) 474-5672 Fax
National Association of Minority Contractors	4710 Auth Place, Suite 695 Camp Springs, Maryland 20746 (301) 899-7799 (301) 899-3181 Fax
Prince George’s County Contractors Association	5825 Barnes Drive Clinton, Maryland 20735 (301) 440-7736 (301) 877-3074 Fax

92988 (2-12,2-19,2-26)

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 Replacement of Bridge No. P0497 Mattaponi Road over Tributary of Mattaponi Creek, Contract Number 812-H (C)** will be received until March 5, 2009, at 10:00 a.m. local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Fifty Dollars (\$150.00) will be charged for the purchase of the contract documents, which are available for review on February 12, 2009, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George’s County, Maryland.

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

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Engineer’s Office Type B
510	CY	Class 1 Excavation
1	LS	Maintenance of Stream Flow for Bridge Construction
1	LS	Removal of Existing Structure
250	CY	Structural Excavation
640	LF	Steel HP 14X73 Pile
40	LF	Steel HP 14X73 Test Pile
55	CY	Footing Concrete
1	LS	Pre-Cast Reinforced Concrete Three Sided Bridge Twenty Four Feet by Ten Feet (36’ x 6’)
1	LS	Deck Slab
1	LS	Parapet Concrete
1,560	SY	Six Inch (6”) Base Course Using Graded Aggregate
380	TON	Hot Mix Asphalt Superpave 9.5mm for Surface & Intermediate, PG 64-22, Level 2
325	TON	Hot Mix Asphalt Superpave 19.0mm for Base, PG 64-22, Level 2
275	SY	Zero Inch (0”) To Two Inch (2”) Depth Milling Hot Mix Asphalt Pavement
1,100	LF	Five Inch (5”) Solid Yellow Lead Free Reflective Thermoplastic Pavement Markings
1,100	LF	Five Inch (5”) Solid Yellow Lead Free Reflective Thermoplastic Pavement Markings

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 **“Replacement of Bridge No. P0497 Mattaponi Road over Tributary of Mattaponi Creek, Contract Number 812-H (C).”**

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on February 24, 2009, at 11:00 a.m. local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

By Authority of,
Jack B. Johnson
County Executive

92872 (2-12,2-19,2-26)

THE PRINCE

GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

In accordance with the provisions of the Prince George’s County Minority Business Enterprise Law (CB1-1992, Division 6, Sub-Division 1, and Section 10A-136(i), this solicitation is reserved for participation by Certified Minority Business Enterprises Only.

NOTICE TO CONTRACTORS

Request to Bid No.: **No. HAD 2009-02 Marlborough Towne Roof /Downspouts/Gutter Repairs**

NON-REFUNDABLE SPEC. FEE \$ 50.00

SPECIFICATIONS AVAILABLE: February 20, 2009

- PRE-BID CONFERENCE: TO BE HELD: March 3, 2009 @ 11:00 A.M. 1849 Tanow Place, District Heights, Maryland
- BID PRICE RESPONSE DUE DATE: March 13, 2009 @ 2:00 P.M.
- CONTRACT SPECIALIST: Elaine M. Watson (301) 883-5487

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Housing Authority of Prince George’s County, Maryland 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774 during the hours 8:30 a.m. – 4:30 p.m. ONLY. ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to the Redevelopment Authority of Prince George’s County, Maryland

Contractors desiring more than three (3) copies, please call in advance to order the desired number. Contractors interested in submitting a bid on the project listed above should direct inquire to the attention of Elaine M. Watson (301) 883-5488. Bids shall be received at the Housing Authority of Prince George’s County, Maryland, 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774 marked to the attention of Elaine M. Watson.

Scope of Work: Replace selected roof downspouts and gutters.

Bidders may review the plans, specifications, and other contractual documents at the following locations on or after **January 26, 2009.**

Dodge Reports:	7833 Walker Drive, Suite 430 Greenbelt, Maryland 20770 (301) 220-4569 or (301) 474-7625 Fax
Blue Reports:	7325 Steel Mill Drive Springfield, Virginia 22150 (703) 644-5997 (703) 644-1929 Fax
Construction Market Data	7623 –B Ora Glen Drive Greenbelt, Maryland, 20770 (301) 474-5672 Fax
National Association of Minority Contractors	4710 Auth Place, Suite 695 Camp Springs, Maryland 20746 (301) 899-7799 (301) 899-3181 Fax
Prince George’s County Contractors Association	5825 Barnes Drive Clinton, Maryland 20735 (301) 440-7736 (301) 877-3074 Fax

92989 (2-12,2-19,2-26)

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

NOTICE

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

vs.

Wayne J. Souders
Defendant(s)

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:

**1994 FORD TK EPO
VIN #: 1FTHF25YORNA13889**

**2001 LINC 4S
VIN #: 1L1FM81W1Y608929**

**1992 BUICK
VIN #: 1G4BN5377NR426766**

**2007 HYUN 2S
VIN #: KMHCM36CX7U024471**

**1995 FORD EXPLORER
VIN #: 1FMDU32X4SUB41775**

**1966 FORD GAL. 500
VIN #: 145303**

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on, Saturday, February 28, 2009, at 10:00 A.M.

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

Big Tiny's Towing & Auto Clinic;
Lienor

92995 (2-19,2-26)

NOTICE OF SERVICE BY PUBLICATION

State of North Carolina
County of Mecklenburg
Louise Neal James (widow),
Petitioner,

vs.

Mildred Neal; et al.

Respondents,
**BEFORE THE CLERK
SPECIAL PROCEEDING
08-SP-8995**

To: James Excel Grier, Bonita Grier, Samuel Grier

TAKE NOTICE that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief sought is as follows: The Petitioner has filed a Petition seeking distribution of surplus proceeds arising from a tax foreclosure sale of Tax Parcels 113-192-05, 113-201-04, 141-152-17 and 141-152-18 in which each of the noticed Respondents may have an interest.

You are required to make defense to such pleading not later than March 21, 2009, and upon your failure to do so, the party seeking against you will apply to the Court for the relief sought.

THIS the 19th day of February, 2009.

Amy N. Bokor
Erwin and Eleazer, P.A.
831 East Morehead Street, Suite 840
Charlotte, NC 28202
Attorneys for Petitioner

93000 (2-19,2-26,3-5)

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

93031 (2-26,3-5,3-12)

NOTICE

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

vs.

RICHARD W. LEWIS
9913 Allen Gayle Drive
Fort Washington, MD 20744

and

MARIA G. CALOYERPOULOS
9913 Allen Gayle Drive
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-20209**

Notice is hereby given this 19th day of February, 2009, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9913 Allen Gayle Drive, Fort Washington, MD 20744, 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 23rd day of March, 2009, 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 23rd day of March, 2009, next.

The Report of Sale states the amount of sale to be Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00).

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

93029 (2-26,3-5,3-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4644 KENDRICK ROAD
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Samerha Cooke dated October 9, 2006 and recorded in Liber 27022, Folio 533 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,800.00, and an original interest rate of 9.445, 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 **MARCH 10, 2009 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 \$19,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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

93006 (2-19,2-26,3-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4549 AKRON STREET
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Jerry Thomas dated May 10, 2006 and recorded in Liber 25180, Folio 204 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 7.750, 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 **MARCH 10, 2009 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 \$20,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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

93008 (2-19,2-26,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1504 JOMAR DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Wilson A. Herrera dated November 28, 2006 and recorded in Liber 26891, Folio 384 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 7.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MARCH 10, 2009 AT 11:06 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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

93007 (2-19,2-26,3-5)

NOTICE OF JOINT PUBLIC HEARING

**THE PRINCE GEORGE'S COUNTY COUNCIL
SITTING AS THE DISTRICT COUNCIL
AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION**

JOINT PUBLIC HEARING

**THE PRINCE GEORGE'S COUNTY COUNCIL AND THE
PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION GIVE NOTICE OF A JOINT PUBLIC HEARING
ON THE PRELIMINARY SUBREGION 5 MASTER PLAN AND
PROPOSED SECTIONAL MAP AMENDMENT**

Pursuant to the provisions of Article 28 of the Annotated Code of Maryland and the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, hereby give notice that they will hold a joint public hearing to receive testimony regarding the preliminary plan and rezoning of some properties generally located within a portion of Planning Areas 81A, 81B, 83, 84, and 85A in accordance with the recommendations of the Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment. The master plan area primarily focuses on Subregion 5, which is generally located between Andrews Air Force Base (to the north) and Charles County (to the south), and between the Potomac River, Gallahan Road, Old Fort Road, Allentown Road, Steed Road and Tinkers Creek (to the west), and Piscataway Creek, a PEPCO electric utility right-of-way and the Pope's Creek CONRAIL railroad (to the east). The joint public hearing will be held on:

**TUESDAY, MARCH 31, 2009
7:00 P.M.**

**COUNCIL HEARING ROOM, FIRST FLOOR
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772**

(Doors will open at 6:00 pm for participants to view exhibits. Planning staff will be available to answer questions until 7:00 pm.)

The public hearing is a part of the process leading to the approval of new land use policies and proposed zones that will replace existing zones on certain properties within the master plan area. Application of the proposed zones may result in a change(s) to the density and uses permitted in the affected areas.

The hearing is important to persons owning land in the area because the plan establishes policies which will help define the type, amount, character and location of future development. Approval of the proposed sectional map amendment, concurrent with the master plan approval, could result in rezoning of land, which could affect property values and tax liability. Proposed zoning changes are identified in the sectional map amendment portion of the plan document.

Copies of the Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment are available at no cost at the following locations beginning Friday, February 27, 2009:

Surratts-Clinton Branch Library
9400 Piscataway Road
Clinton, MD 20735
301-868-9200

Cosca Regional Park
Clearwater Nature Center
11000 Thrift Road
Clinton, MD 20743
301-868-1397

Accokeek Branch Library
15773 Livingston Road
Accokeek, MD 20607
301-292-2880

Two locations in the County
Administration Building:
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
• Clerk of the Council,
Room 2198, 301-952-3600

LEGALS

- M-NCPPC, Planning Information Services Lower Level, 301-952-3208

Individual speakers and representatives from a group or groups will be limited to three minutes. Persons desiring to speak may register in advance or fill out a registration card available that night at the hearing site. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. E-mails or faxes will not be considered, unless followed by an original mailed to the Clerk of the Council. The hearing record will be kept open for 15 days after the public hearing for written comments. Written comments may be submitted until Wednesday, April 15, 2009, to the Clerk of the Council; County Administration Building, Room 2198; 14741 Governor Oden Bowie Drive; Upper Marlboro, Maryland 20772.

TO REGISTER TO SPEAK IN ADVANCE OF THE HEARING, CONTACT THE M-NCPPC PUBLIC AFFAIRS OFFICE AT 301-952-4584/TTY 301-952-3796.

For further information, please contact either project leader: Wendy Irminger, 301-952-3572, wendy.irminger@ppd.mncppc.org or Chris Izzo 301-952-3521, chris.izzo@ppd.mncppc.org or visit the project website: <http://www.mncppc.org/cpd/Subregion5>.

BY ORDER OF THE COUNTY COUNCIL
SITTING AS THE DISTRICT COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Marilynn M. Bland, Chairperson

Attest:
Redis C. Floyd
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
By: Oscar S. Rodriguez
Executive Director

Attest:
Patricia Colihan Barney
Secretary-Treasurer

93020 (2-26)

COUNTY COUNCIL HEARING

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

**TUESDAY, MARCH 10, 2009
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on Tuesday, March 10, 2009 the County Council of Prince George's County, Maryland, will hold the following public hearing:

1:30 P.M.

CB-2-2009 (DR-2) -AN ACT CONCERNING THE YOUTH COMMISSION for the purpose of amending the provisions of the County Code relating to the Youth Commission.

Those wishing to testify at this hearing 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
Marilynn M. Bland, Chairperson

Attest: Redis C. Floyd
Clerk of the Council

93021 (2-26,3-5)

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 Concrete Replacement and Hot Mix Asphalt Resurfacing, Fee in Lieu B, Contract Number 837-H(D), will be received until March 13, 2009, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on February 23, 2009, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

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

QUANTITY	UNIT	DESCRIPTION
4,000	Tons	Hot Mix Asphalt, Superpave 9.5 MM, PG 64-22, Low ESALS
8,000	Tons	Hot Mix Asphalt, Superpave 12.5 MM, PG 70-22, Low ESALS
35,000	SY	Milling Hot Mix Asphalt Pavement, One Inch (1")
7,500	SY	Full Depth Patching
130,000	LF	Pavement Striping

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 "Concrete Replacement and Hot Mix Asphalt Resurfacing, Fee in Lieu, B, Contract No. 837-H(D)".

By Authority of,
Jack B. Johnson
County Executive

92996 (2-19,2-26,3-5)

**THE PRINCE GEORGE'S
POST NEWSPAPER
CALL: 301-627-0900
FAX: 301-627-6260
WISHES YOU A SAFE WEEK-
END AND
REMEMBER, DON'T DRINK
ALCOHOL AND DRIVE**

LEGALS**COHN, GOLDBERG & DEUTSCH, L.L.C.**Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY****11832 CAPSTAN DRIVE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Michael C. Turner and Eunice T. Turner dated December 19, 2006 and recorded in Liber 26705, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$165,000.00, and an original interest rate of 9.000, 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 **MARCH 2, 2009 AT 1:00 PM.**

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

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

Terms of Sale: A deposit of \$18,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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 TrusteesMid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

92958 (2-12,2-19,2-26)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE****THIS PROPERTY WILL BE SOLD SUBJECT TO****A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.****Improved by premises known as
6224 57th Avenue, Riverdale, MD 20737**

By virtue of the power and authority contained in a Deed of Trust from Alexandre Lins and Adriana Lins, dated September 20, 2006, and recorded in Liber 26346 at folio 407 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

**MARCH 4, 2009
AT 12:05 P.M.**

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

LOTS NUMBERED FIFTY-FIVE (55) THROUGH SIXTY (60), BOTH INCLUSIVE, IN BLOCK NUMBERED FIVE (5) IN A SUBDIVISION KNOWN AS RIVERDALE HEIGHTS, PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF AND RECORDED IN PLAT BOOK RNR 2, FOLIO 43, OF THE LAND RECORDS OF SAID STATE AND COUNTY. A.P.N.: 19-2132678

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.00% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

92923 (2-12,2-19,2-26)

LEGALS**COHN, GOLDBERG & DEUTSCH, L.L.C.**Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY****3100 CHEVERLY AVENUE
CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust from John Gray dated January 30, 2007 and recorded in Liber 27178, Folio 049 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$390,000.00, and an original interest rate of 6.966, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **FEBRUARY 27, 2009 AT 11:15 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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 TrusteesMid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

92918 (2-12,2-19,2-26)

COHN, GOLDBERG & DEUTSCH, L.L.C.Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY****1314 FATIMA PLACE, HYATTSVILLE AKA
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Darlene Rhone dated May 17, 2006 and recorded in Liber 26009, Folio 096 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$30,600, and an original interest rate of 24.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MARCH 10, 2009 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 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 \$5,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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 TrusteesMid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

93009 (2-19,2-26,3-5)

LEGALS**COHN, GOLDBERG & DEUTSCH, L.L.C.**Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY****14578 LONDON LANE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Paula Betties dated April 5, 2007 and recorded in Liber 27679, Folio 534 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$326,000.00, and an original interest rate of 7.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MARCH 2, 2009 AT 1:01 PM.**

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

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

Terms of Sale: A deposit of \$35,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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 TrusteesMid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

92959 (2-12,2-19,2-26)

COHN, GOLDBERG & DEUTSCH, L.L.C.Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY****1327 FATIMA PLACE, LANDOVER AKA
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Darlene Rhone dated July 10, 2002 and recorded in Liber 16351, Folio 565 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$14,931.83, and an original interest rate of 24.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MARCH 10, 2009 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 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 \$2,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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 TrusteesMid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

93010 (2-19,2-26,3-5)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
6940 Scotch Drive, Laurel, Maryland 20707**

By virtue of the power and authority contained in a Deed of Trust from Noinis Raphael, dated August 4, 2006, and recorded in Liber 25964 at folio 062 among the Land Records of PRINCE GEORGES 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

**MARCH 18, 2009
AT 12:02 P.M.**

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

Lot sixty-six (66) in the Subdivision known as "Scotchtown Hills"

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 \$24,000.00 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 8.450% 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 AND LAURA H. G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

93037 (2-26,3-5,3-12)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
5707 Quintana Street, Riverdale, MD 20737**

By virtue of the power and authority contained in a Deed of Trust from Gloria De Artiga, dated March 20, 2008, and recorded in Liber 29519 at folio 574 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

**MARCH 18, 2009
AT 12:08 P.M.**

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

Being known and designated as Lot numbered Forty-Two (42) and Forty-Three (43) in Block numbered Four (4) in a subdivision known as RIVERDALE HEIGHTS as per plat thereof recorded in Plat Book RNR 2 at Plat 42, among the Land Records of Prince George's County, Maryland.

The property is improved by a dwelling.

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

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

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

93039 (2-26,3-5,3-12)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
11820 Capstan Drive, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Everett W. Sharpe and Stacey Harkins, dated December 22, 2006, and recorded in Liber 26803 at folio 403 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

**MARCH 18, 2009
AT 12:00 NOON**

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

Lot 7, Block F, in the subdivision known as MARYVALE as per plat thereof recorded among the Land records of Prince George's County, Maryland in Plat Book VJ 168 at Plat 16.

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 \$56,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93036 (2-26,3-5,3-12)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
3312 Huntley Square Drive, T-2, Temple Hills, MD 20748**

By virtue of the power and authority contained in a Deed of Trust from Beverly R. Seward, dated March 4, 2005, and recorded in Liber 21885 at folio 012 among the Land Records of PRINCE GEORGES COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the entrance to the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

**MARCH 18, 2009
AT 12:04 P.M.**

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

Unit 3312 T-2 in the subdivision of HUNTLEY SQUARE CONDOMINIUM, Plats 51 through 69.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93048 (2-26,3-5,3-12)

LEGALS

MCCABE, WEISBERG & CONWAY, LLC
8101 SANDY SPRING ROAD, SUITE 302
LAUREL, MARYLAND 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
4004 92nd Avenue, Springdale, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Tyrone Reid and Christine Haughton, dated October 14, 2005, and recorded in Liber 29929 at folio 423 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

**MARCH 18, 2009
AT 12:05 P.M.**

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

LOT EIGHTEEN (18) IN BLOCK LETTERED "G" IN THE SUBDIVISION KNOWN AS "PLAT TWO SPRINGDALE"

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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.100% 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 AND LAURA H. G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

93038 (2-26,3-5,3-12)

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
09-0001	Renovations of Capitol Heights VFD	EXTENDED TO: Opens: 3/5/09 @ 2:00 p.m.	\$125.00
S07-046A	Transportation Service	Pre-Bid: 3/19/2009 @ 10:00 a.m. Opens: 4/9/2009 @ 2:00 p.m.	\$ 5.50
S09-015	Fold, Insert, Mail Tax Bills	Pre-Bid: 3/10/2009 @ 10:00 a.m. Opens: 3/31/2009 @ 2:00 p.m.	\$ 5.50
C09-005	Automotive and Truck Exhaust Parts	Pre-Bid: 3/12/2009 @ 10:00 a.m. Opens: 3/25/2009 @ 2:00 p.m.	\$ 5.50
S08-050	Medium/Heavy Duty OEM Transit and Paratransit Parts and Repair	Pre-Bid: 3/11/2009 @ 10:00 a.m. Opens: 3/26/2009 @ 2:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
JACK B. JOHNSON
County Executive

93040 (2-26)

THE PRINCE GEORGE'S POST

Call 301-627-0900 or Fax 301-627-6260

Remember, Don't Drink Alcohol and Drive!

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

3136 Brinkley Road,, #102, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Stephanie S. Crowe, dated July 26, 2005, and recorded in Liber 23160 at folio 071 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

**MARCH 18, 2009
AT 12:07 P.M.**

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

UNIT 12-102, IN BUILDING 12, IN A HORIZONTAL OR CONDOMINIUM REGIME ENTITLED "PLAT OF CONDOMINIUM SUBDIVISION, HUNTCREST CONDOMINIUM," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN CONDOMINIUM PLAT BOOK WWW 88, AT PLATS 21 THROUGH 30, BOTH INCLUSIVE.

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 \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.5% per annum from date of sale to the date the funds are received in the office of the 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 payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93049 (2-26,3-5,3-12)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

1009 Chillum Road, Unit 410, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Sandra Gonzalez-Bernal, dated September 8, 2006, and recorded in Liber 26630 at folio 319 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

**MARCH 18, 2009
AT 12:16 P.M.**

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

UNITE 410 OF LAND UNIT 3, IN A HORIZONTAL CONDOMINIUM REGIME ENTITLED THE FAIRMONT 1009 CONDOMINIUM.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$9,500.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to 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, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93052 (2-26,3-5,3-12)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

6411 Tiffany Court, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Miguel Jaimes and Maria M. Lizama, dated November 2, 2007, and recorded in Liber 29046 at folio 676 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

**MARCH 18, 2009
AT 12:10 P.M.**

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

LOT NUMBERED TWENTY (20) IN BLOCK NUMBERED ONE (1) AS SHOWN ON THE PLAT ENTITLED "BLOCK ONE, ADDITION TO DRESDEN GREEN", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK NLP 113, FOLIO 21.

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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to 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, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93050 (2-26,3-5,3-12)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

7216 Winterfield Terrace, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Jewyll A. Wilson and Lawrence Wilson, dated June 14, 2006, and recorded in Liber 28221 at folio 351 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

**MARCH 18, 2009
AT 12:18 P.M.**

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

LOT NUMBERED SIXTEEN (16), IN BLOCK LETTERED "F" IN THE SUBDIVISION KNOWN AS "PLAT SIXTEEN, PHASE TWO, PINES OF LAUREL".

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 \$46,000.00 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 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 escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93053 (2-26,3-5,3-12)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

324 Winslow Road, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Keith Fulton and Etta Fulton, dated September 8, 2006, and recorded in Liber 26199 at folio 310 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

**MARCH 18, 2009
AT 12:13 P.M.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTEEN (15) IN BLOCK "A" IN A SUBDIVISION KNOWN AS "KERBY HILL".

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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.2% 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 payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93051 (2-26,3-5,3-12)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

7730 Garrison Road, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Waverly Jackson, dated October 31, 2005, and recorded in Liber 25424 at folio 407 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

**MARCH 18, 2009
AT 12:21 P.M.**

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

LOT NUMBERED ELEVEN (11), IN BLOCK ONE HUNDRED FOUR (104), IN THE SUBDIVISION KNOWN AS SECTION 2, WEST LANHAM HILLS.

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 \$16,000.00 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 10.4% 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 payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93054 (2-26,3-5,3-12)

THE PRINCE GEORGE'S POST**Call 301-627-0900 or Fax 301-627-6260****Remember, Don't Drink Alcohol and Drive!**

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
9111 Briarchip Street, Laurel, Maryland 20708**

By virtue of the power and authority contained in a Deed of Trust from Ademir Desouza, dated May 11, 2006, and recorded in Liber 25121 at folio 033 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

**MARCH 18, 2009
AT 12:24 P.M.**

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

BEING KNOWN AND DESIGNATED AS LOT 60 IN A SUBDIVISION KNOWN AS "PLAT 1, SNOW HILL MANOR".

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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9% 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 payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93041 (2-26,3-5,3-12)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARYL ELBERT BEARD**

Notice is given that Shannan Dudley whose address is 2305 Dawson Street, Temple Hills, MD 20748 appointed personal representative of the small estate of Daryl Elbert Beard who died on January 11, 2009, with a will.

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

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

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

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

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

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

SHANNAN DUDLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 81048
(2-26)

93044

NOTICE

**IN THE MATTER OF:
JOHN VINCENT FLETCHER
MARIE ELIZABETH MCCLAIN**

**FOR THE CHANGE OF
NAME TO:
JOHN VINCENT IGNATIUS
FLETCHER
MARIE ELIZABETH MCCLAURIN**

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 08-38650**

A Petition has been filed to change the name of John Vincent Fletcher to John Vincent Ignatius Fletcher and Marie Elizabeth McClain to Marie Elizabeth McLaurin.

The latest day by which an objection to the Petition may be filed is March 23, 2009.

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

93060 (2-26)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
3100 Marilyn Drive, Temple Hills, Maryland 20748**

By virtue of the power and authority contained in a Deed of Trust from Elyce Outlaw, dated November 27, 2006, and recorded in Liber 26918 at folio 584 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

**MARCH 18, 2009
AT 12:27 P.M.**

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

LOT NUMBERED FOUR (4), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "DEER PARK MANOR".

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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.2% 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 payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

93055 (2-26,3-5,3-12)

NOTICE

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

Plaintiffs

vs.

Roberto Ramirez and
Jose Porfirio Ramirez

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 08-23748**

ORDERED, this 24th day of February, 2009 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3301 Chatham Road, Hyattsville, MD 20783 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 25th day of March, 2009 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of March, 2009, next.

The report states the amount of sale to be \$334,701.87.

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

93057 (2-26,3-5,3-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Hugo A. Flores
a/k/a Antonio Flores

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-17619**

Notice is hereby given this 24th day of February, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of March, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$193,439.76. The property sold herein is known as 2500 Olson Street, Temple Hills, MD 20748.

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

93022 (2-26,3-5,3-12)

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

**IN THE MATTER OF THE
PETITION OF APPOINTMENT
OF A GUARDIAN OF A
MINOR CHILD**

Case No: CAE08-34383

ORDER OF PUBLICATION

This is to give notice that on the 24th day of November, 2008, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by Elizabeth M. Jenkins, Petitioner, against Marion R. Johnson, (deceased), birth mother, and Unknown birth father. The birth mother, Marion R. Johnson is deceased and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have no means to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE08-34383, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 18th day of February, 2009, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 18th day of March, 2009, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 23rd day of March, 2009 why the relief requested should not be granted.

PEGGY MAGEE
CLERK

93059 (2-26,3-5,3-12)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
EVELYN MILLERS SAMS
Estate No.: 80619**

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Christian K. Sams for Judicial Probate of the will dated 10/30/2000 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 **March 26, 2009 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

93046 (2-26,3-5)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOIS L. RICHMOND**

Notice is given that Barbara A. Habeger whose address is 2241 Sprucewood Dr., Youngstown, Ohio 44515, was on February 13, 2009 appointed personal representative of the small estate of Lois L. Richmond, who died on October 4, 2008, without a will.

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

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

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

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

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

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

BARBARA A. HABEGER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 80945
(2-26)

93043

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KAREN F. MALONE**

Notice is given that Amy Bleich, whose address is 117 Beverly Ave., Edgewater, MD 21037 and Paul Arnold, 4201 Taverngreen Lane, Bowie, MD 20720 were on February 12, 2009 appointed co-personal representatives of the estate of Rebecca Karen F. Malone who died on December 29, 2008 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 co-personal representatives 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 12th day of August, 2009.

Any person having a claim against the decedent must present the claim to the undersigned co-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 the decedent's death; or

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

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

AMY BLEICH
PAUL ARNOLD
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 80998
(2-26,3-5,3-12)

93047

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 auction for storage, repairs, and other lawful charges on:

**MARCH 7, 2009
AT 10:00 A.M.**

Vincent E. Adams, Jr., 690
Dunigan Dr., Clinton, MD 20735

**1991 ACURA
VIN #: JH4KA8272MC006173**

**1994 MERCURY
VIN #: 3MARM10J7RRG27124**

Mr. Youssef Mottmed, 9440 Brink Rd., Gaithersburg, MD 20882

**1997 BUICK
VIN #: 1G4DG2211V4717409**

Sale to be held at:
**J & M Auto
5921 Arbor Street
Hyattsville, MD 20781**

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

93056 (2-26,3-5)

**THE PRINCE
GEORGE'S POST
NEWSPAPER
CALL:
301-627-0900
FAX:
301-627-6260
WISHES YOU A SAFE
WEEKEND AND
REMEMBER, DON'T DRINK
ALCOHOL AND DRIVE**

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1822 METZEROTT ROAD, UNIT 103
A/K/A #103
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Crystal LaVonya Wilkerson dated September 15, 2006 and recorded in Liber 26254, Folio 634 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$153,600.00, 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 **MARCH 17, 2009 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$17,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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

93061 (2-26,3-5,3-12)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14253 HAMPSHIRE HALL COURT, UNIT 705
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Brian B. Turner dated May 21, 2007 and recorded in Liber 28022, Folio 566 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$243,000.00, and an original interest rate of 8.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MARCH 17, 2009 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 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 \$26,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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

93065 (2-26,3-5,3-12)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10603 BAILEY DRIVE
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from John Tolson dated March 18, 2006 and recorded in Liber 27788, Folio 144 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$380,000.00, and an original interest rate of 6.500, 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 **MARCH 17, 2009 AT 11:01 AM.**

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

Being known and designated as Lot Numbered Twenty-Nine (29), in Block Lettered B, in the subdivision know 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 80.

The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$40,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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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93062 (2-26,3-5,3-12)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8211 RISON DRIVE
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Durran L. Beasley and Nadine Beasley dated November 6, 2006 and recorded in Liber 26429, Folio 426 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$497,250.00, and an original interest rate of 8.985, 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 **MARCH 17, 2009 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 \$54,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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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Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12906 5TH STREET
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Jonathan Jean and Marie Bourisquot-Jean dated June 17, 2005 and recorded in Liber 22384, Folio 487, and re-recorded at Liber 27949, Folio 119 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$312,400.00, and an original interest rate of 8.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MARCH 17, 2009 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 \$36,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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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600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10246 PRINCE PLACE, UNIT 22-207
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Tracey Golden a/k/a Tracy Golden dated February 12, 2007 and recorded in Liber 27266, Folio 376 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$181,600.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MARCH 17, 2009 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 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 \$19,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, 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 foreclosure auction 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 foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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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