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 SEC-TION 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 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 purchas-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 pur-chaser, this sale shall be void and of have no further claim against the Substitute Trustee.

RICHARD L. SUGARMAN Substitute Trustee

92992 (2-19,2-26,3-5)

## 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 writ-ten notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mail-

ing or other delivery of the notice. A claim not presented or filed on or before that date, or any 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 Estate No. 80955

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

92945

#### **NOTICE**

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

Plaintiffs

Defendant(s)

Robert T. Milford Patrice K. Milford

#### 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 outhmoor Drive, Silver Spring, MD 20901 was on January 29, 2009 appointed personal représentative 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

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 writnotice, notifying the creditor that the claim will be barred unless the creditor presents the claims

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

within two months from the mail-

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

Estate No. 80942 92917

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 Rockville, Maryland 20850

Substitute Trustees

VS. ESTATE OF JEFFERSON SEABROOK, JR., PERSONAL REP-RESENTATIVE, 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)

#### **LEGALS**

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF PATRICIA YVETTE MASON

NOTICE OF APPOINTMENT

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 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, person having a claim Any against the decedent must present the claim to the undersigned per-

sonal representative or file it with

the Register of Wills with a copy to

the undersigned, on or before the

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

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

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

X-ABIAN M JAHI Personal Representative

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

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

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

LOT #: 3307, 1986, Long Trailer VIN #: 1LGC7MN11G1005944 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

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 #: 1FAFP34P5YW182193 Starlight Transmission, 710 Pulaski Hwy., Joppa

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

LOT #: 4105, 2002 Mercedes ML

VIN #: 4JGAB75E02A321296 Frankford Shell, 5330 Frankford Ave., Baltimore

LOT #: 4106, 2002 Ford E 250 VIN #: 1FTNS24L32HA88613 Jeff's Body Shop, Inc., 1980 Moreland Pkwy., Annapolis

LOT #: 4111, 2001 Chrysler Town

& Country VIN #: 2C8GP64L51R114745 Joevic 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 (2-19,2-26) 92999

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

Plaintiffs

Olubukola F. Abayomi Defendant(s)

**NOTICE** 

#### 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 ceedings, 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 Trce, inadvertently referred to as Belle Mead Trace, Bowie, MD

PEGGY MAGEE

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

PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

THE ORPHANS' COURT FOR

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. Hoholick for Judicial Probate of the will dated 5/29/1998 and for the appointment of a personal rep resentative. 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 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

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 Further information may be obtained by reviewing the estate file in the Office of the Register of

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE PO 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, **Plaintiffs** 

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)

#### **LEGALS**

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

Plaintiffs

Defendant(s)

Richard J. Rogers,
Substitute Trustees,

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 pro-

ceedings, 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 news-

paper of general circulation in

Prince George's County, once in

each of three successive weeks

The Report of Sale states the

amount of the foreclosure sale price

to be \$126,730.00. The property

Newglen Avenue, District Heights,

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

**NOTICE** 

In the Circuit Court for Prince

George's County, Maryland

Case No. CAÉ 08-18661

day of February, 2009, by the Circuit Court for Prince George's

Property mentioned in these pro-

ceedings, made and reported, will

be ratified and confirmed, unless

cause to the contrary thereof be shown on or before the 4th day of

March, 2009, provided a copy of

this notice be published in a news-

paper of general circulation in Prince George's County, once in

each of three successive weeks

amount of the foreclosure sale price

to be \$225,000.00. The property

sold herein is known as 11020

Brookland Road, Glenn Dale, MD 20769.

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

Stephen C. Hosea, Esquire

McNamee, Hosea, Jernigan, Kim,

Greenan & Lynch

6411 Ivy Lane, Suite 200

Greenbelt, MD 20770

301-441-2420

NOTICE OF APPOINTMENT

**NOTICE TO CREDITORS** 

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Robert J

Schelin, whose address is 16200 Audubon Lane, Bowie, MD 20716

was on February 5, 2009 appointed

personal representative of the estate of John Philip Schelin, who

died on November 27, 2008 with-

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 5th day of

Any person having a claim against the decedent must present

the claim to the undersigned per-

sonal representative or file it with the Register of Wills with a copy to

the undersigned, on or before the earlier of the following dates:
(1) Six months from the date of

the decedent's death, except if the

decedent died before October 1, 1992, nine months from the date of

(2) Two months after the personal representative mails or otherwise

delivers to the creditor a copy of

this published notice or other writ-ten notice, notifying the creditor that the claim will be barred unless

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

ing or other delivery of the notice.

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

sion provided by law, is unenforce-

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

ROBERT J. SCHELIN Personal Representative

CERETA A. LEE

P.o. Box 1729

93016

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20772

Estate No. 80995

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

the decedent's death; or

IN THE ESTATE OF

out a will.

August, 2009.

JOHN PHILIP SCHELIN

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

True Copy—Test:

92950

Peggy Magee, Clerk

The Report of Sale states the

before the 4th day of March, 2009.

County, that the sale of

Notice is hereby given this 3rd

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

Substitute Trustees,

Defendant(s)

sold herein is known

True Copy—Test:

Edward S. Cohn

Richard J. Rogers

vs.

Ronald S. Deutsch,

Damon D. Handon

Stephen N. Goldberg Richard E. Solomon

92949

Peggy Magee, Clerk

before the 9th day of March, 2009.

Reina Isabel Menjivar

 $Alber\ Hernandez^{'}Maravilla$ 

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

Richard E. Solom. Richard J. Rogers, Substitute Trustees, Plaintiffs

Alissa M. McDaniel Defendant(s)

**NOTICE** 

## 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 property mentioned in these property mentioned in the property mentioned ceedings, 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 news paper 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

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

#### **NOTICE**

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

Bosede Adekanmi

In the Circuit Court for Prince

#### George's County, Maryland Case No. CAE 08-25870 Notice is hereby given this 27th day of January, 2009, by the Circuit

Defendant(s)

Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$224,000.00. The property sold herein is known as 16117 Edenwood Drive, Bowie, MD

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

## **NOTICE**

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

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

92938

Trustees Plaintiffs

Jerry L. Smith In the Circuit Court for Prince

## George's County, Maryland Civil No. CAE 08-28574

ORDERED, this 17th day of February, 2009 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2328 Cheverly Avenue, Hyattsville, Maryland 20785 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 suc-

cessive weeks before the 19th day of March, 2009, next.

The report states the amount of sale to be \$266,421.24. PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk

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

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

**MARYLAND** P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

**GRANVILL WAITERS Estate No.: 80868** 

#### NOTICE OF JUDICIAL **PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Herbert Burgunder, III 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 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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD. 20773

93018 (2-19,2-26)

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

**NOTICE** 

Substitute Trustees, Plaintiffs

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

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

#### **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

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**

Laura H. G. O'Sullivan, Trustees

Deborah K. Curran

Plaintiffs

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

Suellen M. Ferguson, Esq.

Town Attorney

92941

93013

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

#### **NOTICE**

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

Chukwudubem L. Eze

Substitute Trustees, Plaintiffs VS.

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 most insend in the sale of the property of the ty 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

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

# **NOTICE**

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

Plaintiffs

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,

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

## **NOTICE**

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

VS.

Sonia B. Sorto

Defendants

Plaintiffs

#### 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,

The report states the amount of sale to be \$284,360.65.

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

(2-12,2-19,2-26,3-5)

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

#### 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 reenacting 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, "Adminstration", 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 con-

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

**LEGALS** 

## **NOTICE**

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

Riana Ali Rayad Anderson Ali

VS.

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

Defendant(s)

Omoniyi Ajepe

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 (2-26,3-5,3-12)<u>93028</u>

## **NOTICE**

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

Substitute Trustees, Plaintiffs

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

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

## **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 objec-

tion to the Petition may be filed is March 23, 2009. Peggy Magee Clerk of the Circuit Court for

Prince George's County, Maryland (2-26)

## **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

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)

## **NOTICE**

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

Sylvanus Achu Óluwafunmike 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 250 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**

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

**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 genercirculation 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 The property to be \$284,000.00. 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**

IN THE MATTER OF: SHAUGHN MICHAEL ROETTELE

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 Roettele 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

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 CAÉ-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

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 Klovstad Drive

Ft. Washington, Maryland 20744

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

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

the presence of the picnic table) on:

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 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 assess-

ments, 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 equi-

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN

Substitute Trustees (2-12,2-19,2-26)

## **NOTICE**

ty.

92954

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

Substitute Trustees

vs. WILLIAM G. BRITT 5904 J Street Fairmount Heights, MD 20743-6528 aka 5904 J Street Capitol Heights, MD 20743

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 JERÉMY 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

NOTICE

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

## IN THE MATTER OF:

JABARI YOHANCE CARNEY FOR THE CHANGE OF

93034

93025

(2-26)

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

Andres W. Dver Dyer & Dyer 14508 Main St., PO Box 69 Upper Marlboro, MD 20773

#### 301-627-8707 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF REBECCA LUCILLE HALLEY

NOTICE TO UNKNOWN HEIRS

Notice is given that Andrew W. Dver, whose address is 14746 Main Street, Suite B, P.O. Box 69, Upper Marlboro, MD 20773 was on January 21, 2009 appointed personal representative of the estate of Rebecca Lucille Halley who died on April 7, 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.

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 21st 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:

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

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.

Personal Representative

Prince George's County P.o. Box 1729 Upper Marlboro, MD 20772

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

93042

All persons having any objection

(1) Six months from the date of

(2) Two months after the personal

ANDREW W. DYER

CERETA A. LEE REGISTER OF WILLS FOR

Estate No. 79628

93026

#### COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

600 Baltimore Avenue, Suite 208 Towson, MD 21204

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

#### **3721 40TH AVENUE** BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Roque D. Joya dated August 31, 2006 and recorded in Liber 25966, Folio 254 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$284,000.00, and an original interest rate of 8.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 2, 2009 AT 1:02 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 \$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 insurplus the title the respective selections and the state of the property. able 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

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

92960 (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 IMPROVED **REAL PROPERTY**

## 1228 PICKERING CIRCLE

## **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Janice E. Wills dated September 25, 2006 and recorded in Liber 26539, olio 506 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,000.00, and an original interest rate of 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 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 3, 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

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

Terms of Sale: A deposit of \$27,500.00 by cash or certified funds is required at the time of 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

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

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206

92963

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

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

92964

#### **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**

#### **10516 NORRIS PLACE UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Marsha Ann Bundy and Lamont Bundy dated December 26, 2006 and recorded in Liber 27077, Folio 661 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$323,100.00, and an original interest rate of 7.810, 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 3, 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 is improved by

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 insurplus title, the purchaser's cale remedy at law or in equity shall be the able 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

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

92961 (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 IMPROVED

#### **REAL PROPERTY** 7503 BELLEFIELD AVENUE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Francenia D. Claiborne dated November 15, 2006 and recorded in Liber Folio 737 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$365,000.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage immediately next to the Bourne parking garage, immediately next to the pouline Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT

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

11:03 AM.

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

Terms of Sale: A deposit of \$39,500.00 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

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

> > (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

#### 7112 DONNELL PLACE, UNIT B-4 **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Patrick Ann Boykin dated December 12, 2006 and recorded in Liber 26755, Folio 142 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$157,000.00, and an original interest rate of 8.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 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 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 \$16,500.00 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 dam age 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

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

92962 (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 IMPROVED **REAL PROPERTY**

#### 10708 MARY CARROLL COURT **UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Terrance Pollard dated December 18, 2006 and recorded in Liber 27253, Folio 658 among the Land Records of Prince George's Maryland, with an original principal balance of \$314,100.00, and an original interest rate of 6.650, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne parking garage, immediately next to the pounce Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 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 is improved by

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 charge 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 insur able 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

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 92965 (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 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:

<b>QUANTITY</b>	<u>UNIT</u>	<u>DESCRIPTION</u>
2,000	Tons	Hot Mix Asphalt, Superpave 9.5 MM PG 64-22, Low ESALS
1,370	Tons	Hot Mix Asphalt, Superpave 12.5 MN 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

(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 <u>February 16, 2009</u>.

7833 Walker Drive, Suite 430

Douge Reports.	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,

Dodge Reports:

Trustees Plaintiffs

George's County, Maryland

Civil No. CAE 08-27781

ORDERED, this 4th day of February, 2009 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop

erty at 16311 Bawtry Court, Bowie, MD 20715 mentioned in these pro-

ceedings, 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,

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

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

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

True Copy—Test:

92953

Peggy Magee, Clerk

Lori Washington and Henry Pickens

Defendants

In the Circuit Court for Prince

Jose D. Aguilar

Trustees

Deborah K. Curran

Laura H. G. O'Sullivan,

Defendants

Plaintiffs

92872

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

**NOTICE** 

ORDERED, this 4th day of February, 2009 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop erty 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,

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

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

92939

**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.

7833 Walker Drive, Suite 430 Dodge Reports: 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 4710 Auth Place, Suite 695 Camp Springs, Maryland 20746 Minority Contractors (301) 899-7799 (301) 899-3181 Fax Prince George's County 5825 Barnes Drive Contractors Association Clinton, Maryland 20735

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

(301 440-7736 (301) 877-3074 Fax

#### 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:

<u>QUANTITY</u>	<u>UNIT</u>	<u>DESCRIPTION</u>
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
1	T.C	Feet (36' x 6')
1	LS	Deck Slab
1	LS	Parapet Concrete
1,560	SY	Six Inch (6") Base Course Using
200	TON	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
020	1011	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

(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

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

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,

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.

Bidders may review the plans, specifications, and other contractual docu-

#### Scope of Work: Replace selected roof downspouts and gutters.

ments at the following locations on or after January 26, 2009. 7833 Walker Drive, Suite 430 Dodge Reports:

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 7623 -B Ora Glen Drive Construction Market Data

(301) 474-5672 Fax 4710 Auth Place, Suite 695 National Association of Camp Springs, Maryland 20746 Minority Contractors

(301) 899-7799 (301) 899-3181 Fax 5825 Barnes Drive Prince George's County

Clinton, Maryland 20735 Contractors Association (301 440-7736 (301) 877-3074 Fax

Greenbelt, Maryland, 20770

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

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

## MECHANIC'S LIEN SALE

Under and by virtue 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 #: 1FTHF25Y0RNA13889

VIN #: 1L1FM81W1Y608929

2001 LINC 4S

**1992 BUICK** 

2007 HYUN 2S

VIN #: 1G4BN5377NR426766

1995 FORD EXPLORER VIN #: 1FMDU32X4SUB41775

VIN #: KMHCM36CX7U024471

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.

Mildred Neal; et al. Respondents,

BEFORE THE CLERK SPECIAL PROCEEDING 08-SP-8995

#### 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 a 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 south.

THIS the 19th day of February, 2009.

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

93000

**NOTICE** 

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

Substitute Trustees, Plaintiffs

Defendant(s)

vs.

Wayne J. Souders

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-22259

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 suc-cessive weeks before the 23rd day

of March, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$194,732.23. The property sold herein is known as 4003 Bunker Hill Road, Brentwood, MD

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

Substitute Trustees

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

MARIA G. CALOYEROPOULOS 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. FISH-MAN, 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 news-paper 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)

(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

#### 4644 KENDRICK ROAD SUITLAND, MD 20746

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

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 cubetitute a purchaser bergin.

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

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

93008

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

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

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

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# 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.

<u>CB-2-2009 (DR-2) –AN ACT CONCERNING THE YOUTH COM-MISSION</u> for the purpose of 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 A non-refundable fee of Seventy Five Dollars (\$75 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** <u>UNIT</u> **DESCRIPTION** 4,000 Tons Hot Mix Asphalt, Superpave 9.5 MM, PG 64-22, Low ESALS Hot Mix Asphalt, Superpave 12.5 MM, 8,000 Tons PG 70-22, Low ESALS 35,000 SY Milling Hot Mix Asphalt Pavement, One Inch (1") SY Full Depth Patching Pavement Striping 130,000 LF

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)".

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

By Authority of, Jack B. Johnson County Executive

6

POST NEWSPAPER

THE PRINCE GEORGE'S

CALL: 301-627-0900

FAX: 301-627-6260

WISHES YOU A SAFE WEEK-

END AND

REMEMBER, DON'T DRINK
ALCOHOL AND DRIVE

(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**

#### 13410 STEEPLECHASE DRIVE **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Robert A. Bennett and Paulette T. Bennett dated December 18, 2006 and recorded in Liber 27079, Folio 394 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 10.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 6, 2009 AT 11:30 AM.

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

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

Terms of Sale: A deposit of \$39,000.00 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.

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

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

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

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

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

600 Baltimore Avenue, Suite 208 Towson, MD 21204

92991

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

#### 13100 PISCATAWAY DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Lawrence Oliver Yates and Mizuki Ohigata-Bridges dated September 29, 2005 and recorded in Liber 29817, Folio 369 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$325,000.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 10, 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

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

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

93003

**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** 

> **6135 KENILWORTH AVENUE RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Milagro Y. Santos dated July 24, 2006 and recorded in Liber 26709, Folio 717 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$283,200.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 10, 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 in the aforesaid Deed of Trust. The property is improved by

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

Terms of Sale: A deposit of \$31,500.00 by cash or certified funds is required at the time of 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

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

93002 (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**

#### 2301 VIRGINIA AVENUE **HYATTSVILLE/LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Rudolph C. Dale dated April 21, 2006 and recorded in Liber 25215, 1993 among the Land Records of Prince George's Maryland, with an original principal balance of \$175,500.00, and an original interest rate of 7.450, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 10, 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 is improved by

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

Terms of Sale: A deposit of \$18,000.00 by cash or certified funds is required at the time of 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

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

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**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** 

> **7500 23RD AVENUE HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from George N. Lyseight dated August 24, 2006 and recorded in Liber 27436, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$293,850.00, 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 11:03 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

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

Terms of Sale: A deposit of \$30,000.00 by cash or certified funds is required at the time of 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

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

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93004 (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

6950 SCOTCH DRIVE **LAUREL. MD 20707** 

Under a power of sale contained in a certain Deed of Trust from Morakinyo A. Obe dated June 12, 2007 and recorded in Liber 28084, Folio 075 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,920.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 10, 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 is improved by

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

Terms of Sale: A deposit of \$24,500.00 by cash or certified funds is required at the time of 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

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

(2-19,2-26,3-5) 93001 (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** 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

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 dam-age 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

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

92958

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

(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

#### **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

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

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

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

LANDOVER, MD 20785

1314 FATIMA PLACE, HYATTSVILLE AKA

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. urchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of 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

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

> Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204

#### **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

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 dam age 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 insurplus title, the purchaser's cale remedy at law or in equity shall be the able 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

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

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

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.

**HYATTSVILLE. MD 20785** 

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 dam age 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 reme dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of 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 insur able 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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com 93009 (2-19,2-26,3-5) (2-12,2-19,2-26)93010 (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

16015 PENNSBURY DRIVE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Bartholomew Akpuaka dated March 1, 2005 and recorded in Liber 21940, Folio 487 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,000.00, and an original interest rate of 5.750, 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 3, 2009 AT 11:17 AM.

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

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

Terms of Sale: A deposit of \$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

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

92979 (2-12,2-19,2-26)

#### COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4207 LARGO ROAD UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Roberto Carranza and Noemy Mejia Gutierrez dated January 10, 2007 and recorded in Liber 27231, Folio 447 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$291,000.00, and an original interest rate of 7.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:20 AM.

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

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

Terms of Sale: A deposit of \$30,500.00 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 sion of the property. Purchaser assumes the risk of loss age 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

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

92982

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

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

92983

#### **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

6504 JOE KLUTSCH DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Kenneth A. Jenkins and Jabaria M. Jenkins dated December 26, 2006 and recorded in Liber 27081, Folio 717 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$284,400.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:23 AM.

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

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

Terms of Sale: A deposit of \$29,500.00 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

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 92985 (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 IMPROVED REAL PROPERTY

12828 DUNKIRK DRIVE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from James Edelen dated October 5, 2007 and recorded in Liber 28888, Folio 032 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$385,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:21 AM.

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

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

Terms of Sale: A deposit of \$41,000.00 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 sion 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 f 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

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 LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

801 STAG WAY FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Adrian Fitzgerald Hardnett aka Adrian Hardnett dated July 26, 2006 and recorded in Liber 25960, Folio 294 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$352,660.00, and an original interest rate of 6.866, 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 3, 2009 AT 11:19 AM.

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

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

Terms of Sale: A deposit of \$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

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

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92981 (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 IMPROVED
REAL PROPERTY

5016 KENILWORTH AVENUE HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Anani Koudouovoh and Eferwa Guetaba dated August 15, 2007 and recorded in Liber 28630, Folio 0009 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$295,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:22 AM.

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

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and

with no warranty of any kind.

Terms of Sale: A deposit of \$31,500.00 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

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

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 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

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

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#### COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

## 4805 GALLATIN STREET HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Hugo Martinez dated May 29, 2007 and recorded in Liber 27977, Folio 650 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:11 AM.

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

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

Terms of Sale: A deposit of \$32,500.00 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 Trustees

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92972 (2-12,2-19,2-26)

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

600 Baltimore Ávenue, Suite 208 Towson, MD 21204

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 12222 OPEN VIEW LANE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Latifat Liasu dated December 21, 2005 and recorded in Liber 25075, Folio 612 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,612.00, 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 3, 2009 AT

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

11:14 AM.

92975

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

Terms of Sale: A deposit of \$29,500.00 by cash or certified funds is required at the time of 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

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

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

92977

#### **LEGALS**

#### COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 1828 METZEROTT ROAD, UNIT 205 HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Rodney A. Wilkens dated June 23, 2006 and recorded in Liber 25618, Folio 616 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$102,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:12 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$11,000.00 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 rprice, 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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92973 (2-12,2-19,2-26)

#### COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 1019 GLACIER AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Stephanie N. Bradley dated February 16, 2007 and recorded in Liber 27445, Folio 315 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$318,250.00, and an original interest rate of 8.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:16 AM.

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

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

Terms of Sale: A deposit of \$34,000.00 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 sion of the property. Purchaser assumes the risk of loss age 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

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

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#### **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

#### 1313 PADDOCK LANE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Gwendolyn M. Brunson dated February 28, 2005 and recorded in Liber 21687, Folio 739 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,300.00, and an original interest rate of 6.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:13 AM.

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

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

Terms of Sale: A deposit of \$27,000.00 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

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

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92974 (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 IMPROVED REAL PROPERTY

#### 4109 BEACHCRAFT COURT TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Darrell Miller dated October 4, 2006 and recorded in Liber 26402, Folio 450 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$322,000.00, 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 3, 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

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

Terms of Sale: A deposit of \$34,500.00 by cash or certified funds is required at the time of 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 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

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

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a dwelling.

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

600 Baltimore Avenue, Suite 208 Towson, MD 21204

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

#### 11109 GLENN BROOKE COURT GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Ana Alicia Sandoval and Jose C. Matias- Morales dated April 29, 2005 and recorded in Liber 22407, Folio 675, and re-recorded at Liber 30050, Folio 568 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$422,100.00, and an original interest rate of 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 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

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

Terms of Sale: A deposit of \$47,000.00 by cash or certified funds is required at the time of 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 set the particle by the problem. 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 metion on himself and/or any principal or corporate with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of 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

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

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92966 (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 IMPROVED

## REAL PROPERTY

#### 13910 BURNISHED WOOD COURT UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Angie Marie Lacey and William R. Lacey dated June 23, 2006 and recorded in Liber 25639, Folio 460 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$643,500.00, and an original interest rate of 7.390, 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 3, 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 is improved by

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 \$73,500.00 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 C 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 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

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

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

92969

#### **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

#### 6010 WESTBROOK DRIVE **HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Young Sup Lim and Susan Lim a/k/a Susan C. Lim dated December 22, 2006 and recorded in Liber 26898, Folio 636 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$334,400.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11-06 AM MARCH 3, 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

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and

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 dampost the property of the property. age 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

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

92967 (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 IMPROVED REAL PROPERTY

#### 12800 GOLDEN OAK DRIVE LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Marline Pierresaint and Ernst Adolphe dated November 21, 2007 and recorded in Liber 29032, Folio 335 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000.00, and an original interest rate of 7.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3,

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

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

Terms of Sale: A deposit of \$38,000.00 by cash or certified funds is required at the time of 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

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

92970

(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

#### 6104 PARKWAY DRIVE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Patricia A. Towers, Personal Representative for the Estate of William D. Fowler dated April 30, 2007 and recorded in Liber 27810, Folio 580 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$159,850.00, 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 3, 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

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

Terms of Sale: A deposit of \$18,000.00 by cash or certified funds is required at the time of 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 salé. 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

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

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

(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 IMPROVED REAL PROPERTY

#### 12011 FAIRWAY MANOR COURT **UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Juaquin E. Duff and Chamele Duff dated May 11, 2007 and recorded in Liber 28134, Folio 421 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$333,750.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 3, 2009 AT 11:10 AM.

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

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

Terms of Sale: A deposit of \$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 dam age 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 reme dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of 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

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

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

92971 (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

#### 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 Noisin 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 notehold-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 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

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

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

<u>93037</u> (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

(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

**LEGALS** 

#### 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) or 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 rational rat fication of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escroy, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. 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 Courtbouse) on 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 CONDOMINI-UM, 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 to the purchaser shall be responsible to the purchaser shall be responsible. sible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

#### DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, STEPHANIE H. HURLEY AND MICHELLE M. LATTA

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

(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

#### 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 Opening/

Closing

Plan/Spec.

Bid/Proposal

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

#### 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— JAČK B. JOHNSON County Executive

(2-26)

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

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 CONDOMINI-UM 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 note-holder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser. chaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Costs of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately

## 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

SALE OF VALUABLE IMPROVED REAL ESTATE

# SUBSTITUTE TRUSTEES'

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 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 12:16 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 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

(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'

Improved by premises known as

6411 Tiffany Court, Lanham, Maryland 20706

SALE OF VALUABLE IMPROVED REAL ESTATE

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 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 12:10 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,

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 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

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

> 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.

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 note-holder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the 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

**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 note-holder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the 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

## 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

(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.

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 note-holder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the 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 of the resolution.

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

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

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 the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately

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

(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 Darvl 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 93044

Estate No. 81048 (2-26)

## **NOTICE**

IN THE MATTER OF: JOHN VINCENT FLETCHER MARIE ELIZABETH MCCLAIN

FOR THE CHANGE OF NAME TO: JOHN VINCENT IGNATIUS

FLETCHER

MARIE ELIZABETH MCLAURIN

#### 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 objec-

tion 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)

Peggy Magee, Clerk

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

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

Plaintiffs

Defendants

**NOTICE** 

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 suc-

cessive weeks before the 25th day

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.

**NOTICE** 

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 property and the sale of the property mentioned in the sale of the property and the sale of th

ty 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 gener-

County, once in each of three successive weeks before the 25th day

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

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

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

Street, Temple Hills, MD 20748.

l circulation in Prince George's

Substitute Trustees,

Plaintiffs

Defendant(s)

(2-26.3-5.3-12)

of March, 2009, next.

True Copy—Test:

93057

Peggy Magee, Clerk

Edward S. Cohn Stephen N. Goldberg

Richard E. Solomon

Richard J. Rogers Ronald S. Deutsch,

VS.

Hugo A. Flores

of March, 2009.

True Copy—Test:

93022

Peggy Magee, Clerk

a/k/a Antonio Flores

Deborah K. Curran

Trustees

Laura H. G. O'Sullivan,

Roberto Ramirez and

Jose Porfirio Ramirez

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

IN THE MATTER OF THE

OF A GUARDIAN OF A

MINOR CHILD

PETITION OF APPOINTMENT

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

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

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

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

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

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

March 26, 2009 at 9:30 AM.

REGISTER OF WILLS FOR

P.O. Box 1729

93046

Prince George's County

UPPER MARLBORO, MD. 20773

(2-26,3-5)

You are hereby notified that a

(2-26.3-5.3-12)

93059

for more than one year.

and proper by the Court.

# NOTICE OF PUBLICATION

KEVIN B. MCPARLAND, TRUSTEE and DOUGLAS M. BREGMAN, TRUSTEE,

Substitute Trustees, Plaintiffs.

SPRINGFIELLD ROAD LLC, Defendant

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

Civil Action No. CAE 08-29913 ORDERED, by the Circuit Court of Prince George's County, Maryland this 24th 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 25th day of March, 2009; provided, a copy of this Notice of Publication be inserted in some weekly newspaper printed in Prince George's County, Maryland, once in each of three (3) successive

March, 2009. The property foreclosed upon comprises twelve (12) parcels on S. Springfield Road, Brandywine, Maryland and the Report of Sale states the amount of sale to be \$314,610.00.

weeks, before the 25th day of

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

True Copy—Test: Peggy Magee, Clerk

93023

# **NOTICE**

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

Plaintiffs vs.

Michelle Greenfield

Defendant(s)

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

## In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-33719

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 most insend in the sale of the property ty 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 \$118,818.19. The property sold herein is known as 6925 Decatur Street, Hyattsville, MD

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: 93058 (2-26.3-5.3-12)

**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

93043

above estate:

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: YVETTE DESIREE TATE Estate No.: 81028

NOTICE OF JUDICIAL

**PROBATE** To all Persons Interested in the

You are hereby notified that a Petition has been filed by Robert L. Tate for Judicial Probate of the copy of the will dated 05/10/2005 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

(2-26,3-5)

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

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.

obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives or the attor-

Further information can be

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of August, 2009. Any person having a claim against the decedent must present

the claim to the undersigned copersonal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of

the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
(2) Two months after the co-personal representatives mail or otherwise deliver to the creditor a copy of this published notice or other

written notice, notifying the credi-tor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any exten-sion provided by law, is unenforce-

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

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)

#### 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.

# 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

#### 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

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 ion 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

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

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 certificate the be paid by the purchases. Cost of all does 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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com <u>93062</u> (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

#### **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

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

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#### **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**

#### **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 dam age 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 insur able 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

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

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93063 (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**

#### 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 age 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 reme dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time 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 charge 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 insur able 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

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

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(2-26,3-5,3-12) 93064 (2-26,3-5,3-12) 93066 (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

## 3821 COPPERVILLE WAY FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from India Rogers and Taofik Gbadamosi dated November 18, 2005 and recorded in Liber 25646, Folio 305 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,800.00, and an original interest rate of 7.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 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 \$31,000.00 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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93067 (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

#### 15656 ENSLEIGH LANE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Kwabena Mensah dated September 25, 2006 and recorded in Liber 27306, Folio 773 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 8.500, 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 11:09 AM.

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

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

Terms of Sale: A deposit of \$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

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

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#### **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

#### 6918 ELBROOK ROAD LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Cassandra Wilkins dated February 23, 2007 and recorded in Liber 27374, Folio 694 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,150.00, and an original interest rate of 7.970, 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 11:07 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 \$31,500.00 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

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

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(410) 825-2900 www.mid-atlanticauctioneers.com 93068 (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

#### 5709 ELLERBIE STREET LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Femi I. Lukula dated January 20, 2004 and recorded in Liber 19298, Folio 0384 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,000.00, and an original interest rate of 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 11:10 AM.

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

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

Terms of Sale: A deposit of \$23,000.00 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 sion 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

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 **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

## 3605 OAKLAWN ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Adrian T. Jones and Chekesha Mungo dated January 30, 2007 and recorded in Liber 27291, Folio 710 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$345,000.00, and an original interest rate of 8.600, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 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 is improved by a dwelling.

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

Terms of Sale: A deposit of \$36,500.00 by cash or certified funds is required at the time of 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

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

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93069 (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

#### 7114 EAST FOREST ROAD HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Valerie M. Johnson dated April 22, 2007 and recorded in Liber 28440, Folio 579 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$140,500.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:11 AM.

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

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

Terms of Sale: A deposit of \$15,000.00 by cash or certified funds is required at the time of 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 dam age 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 reme dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of 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

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

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(2-26,3-5,3-12) 93071 (2-26,3-5,3-12) 93072

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 715 RITTENHOUSE STREET HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Alejandrina Delgado dated April 19, 2007 and recorded in Liber 27839, Folio 635 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11-12 AM.

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

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

Terms of Sale: A deposit of \$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, and Richard J. Rogers, Substitute Trustees

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93073 (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

1209 KINGSBURY DRIVE BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Mark A Prue and Lourde Romain-Prue dated November 29, 2006 and recorded in Liber 26870, Folio 556 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$368,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 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 \$39,000.00 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

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

93076

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(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

13601 BELLE CHASSE BLVD, UNIT 111 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Joan G. Mass dated March 22, 2007 and recorded in Liber 27803, Folio 674 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$259,200.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:13 AM.

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

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

Terms of Sale: A deposit of \$27,500.00 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

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

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93074 (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

618 NEW ORCHARD PLACE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Lansana Sesay and Isatta Barrie dated April 25, 2007 and recorded in Liber 27728, Folio 446 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$399,900.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:16 AM.

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

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

Terms of Sale: A deposit of \$42,500.00 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

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

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4313 40TH PLACE BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Blanca L. Lemus dated September 28, 2007 and recorded in Liber 028784, Folio 0682 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$405,000.00, 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 17, 2009 AT 11:14 AM.

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

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

Terms of Sale: A deposit of \$43,000.00 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

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

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

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7924 QUILL POINT DRIVE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Eric C. Louback and Sonia X. Louback dated February 28, 2006 and recorded in Liber 24550, Folio 197 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:17 AM.

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

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

Terms of Sale: A deposit of \$31,500.00 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 dam age to the property from the date of foreclosure auction forward furchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

cauctioneers.com (410) 825-2900 www.mid-atlanticauctioneers.com (2-26,3-5,3-12) 93078 (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**

#### 6510 LAMONT DRIVE **HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Sonia Salamanca and Alex Portillo dated August 10, 2006 and recorded in Liber 25964, Folio 607 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$336,000.00, and an original interest rate of 7.160, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of parking garage, immediately next to the Bourne /Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:18 AM.

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

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

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

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93079 (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

#### 16300 EDDINGER ROAD **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from John D. Clayton and Yvette Clayton dated October 25, 2002 and recorded in Liber 16531, Folio 21 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$244,800.00, and an original interest rate of 6.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:21 AM.

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

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

Terms of Sale: A deposit of \$24,000.00 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 ion 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

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

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#### **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

#### 5200 EDGEWOOD ROAD COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Lasaro Velasquez dated December 15, 2006 and recorded in Liber 27029, Folio 404 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Stroot, each expecifically at the entrance to the secured portion of the Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT

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

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

Terms of Sale: A deposit of \$31,000.00 by cash or certified funds is required at the time of 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

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

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

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

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

#### 3509 CHERRYVALE DRIVE **BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Victor Olufade dated August 28, 2006 and recorded in Liber 26227, Folio 572 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$468,000.00, and an original interest rate of 7.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:22 AM.

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

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

Terms of Sale: A deposit of \$49,500.00 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 age 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

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

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#### **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

#### 11322 CHERRY HILL ROAD, UNIT 301 **BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Albert Gomez dated April 28, 2005 and recorded in Liber 22325, Folio 287 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$97,800.00, and an original interest rate of 8.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:20 AM.

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

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

Terms of Sale: A deposit of \$10,500.00 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

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

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93081 (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

#### 1101 CASTLEHAVEN COURT **CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Della G. Banks aka Della Genease Banks dated March 10, 2006 and recorded in Liber 24803, Folio 626 among the Land Records of Prince George' County, Maryland, with an original principal balance of \$200,800.00, 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 parking garage, immediately next to the Bourn-/Commissioner's entrance, designated by the presence of the pic nic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT

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

11:23 AM.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and

with no warranty of any kind. Terms of Sale: A deposit of \$23,000.00 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 charge 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

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

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

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

#### 13102 WELLFORD DRIVE **BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Keiry Miranda and Rigoberto Arias dated November 28, 2006 and recorded in Liber 28623, Folio 564 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$368,000.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of 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

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

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

Terms of Sale: A deposit of \$38,500.00 by cash or certified funds is required at the time of 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

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

93085 (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**

#### **306 DIAS DRIVE** FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Maria J. Nunez dated October 16, 2006 and recorded in Liber 26654, Folio 335 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the immediately next Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT

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

11:27 AM.

93088

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 \$33,500.00 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 C 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 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

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#### **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**

#### **3614 STONEHALL DRIVE BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Alexander Molina and Alejandro Molina dated April 6, 2006 and recorded in Liber 24961, Folio 022 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$352,000.00, and an original interest rate of 7.750, 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 11:25 AM.

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

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

Terms of Sale: A deposit of \$39,000.00 by cash or certified funds is required at the time of 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

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

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED

#### **REAL PROPERTY 6100 ELDER STREET CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Nelda Romero and Tony Alfaro dated September 21, 2006 and recorded in Liber 26097, Folio 028 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest rate of 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 parking garage, immediately next to the Bourne /Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT

11:28 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

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. 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

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#### **LEGALS**

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

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

#### 8303 OGLETHORPE STREET **NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Hope C. Huff dated December 23, 2006 and recorded in Liber 27387, Folio 596 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,000.00, and an original interest rate of 5.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:26 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$33,500.00 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 \$205.00 for particular the settlement described and an additional for \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

#### 6702 LARCHES COURT SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Barbara Hunt dated July 25, 2007 and recorded in Liber 28495, Folio 268 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,250.00, and an original interest rate of 10.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on MARCH 17, 2009 AT 11:29 AM.

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

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

Terms of Sale: A deposit of \$22,500.00 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 sion of the property. Purchaser assumes the risk of loss or dam age 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

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