

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, APRIL 29, 2008
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, April 29, 2008, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

10:00 A.M.

CB-2-2008 (DR-2) – AN ACT CONCERNING MINORITY BUSINESS ENTERPRISE CERTIFICATIONS for the purpose of amending provisions of the Code allowing issuance of minority business enterprise certifications to entities that exceed the State of Maryland’s minority business enterprise eligibility criteria, revising the composition of the membership of the Minority Business Opportunities Commission and for the purpose of transferring the minority enterprise certification function to the Minority Business Development Division of the Office of Central Services.

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
Samuel H. Dean, Chairman

Attest: Redis C. Floyd
Clerk of the Council

90702 (4-17,4-24)

MEETING NOTICE

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, April 22, 2008 at 7:30 a.m. in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

90700 (4-17)

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S08-060	Kennel and Animal Care RFP will be available after 2:00 p.m. 4/ 17/ 08	Pre-Bid: 4/ 24/ 08 @ 10:00 a.m. Opens: 5/ 8/ 08 @ 2:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
JACK B. JOHNSON
County Executive

90706 (4-17)

NOTICE

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

vs.

Lauretta M. Knight
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 08-04660

Notice is hereby given this 31st day of March, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$217,950.20. The property sold herein is known as 5706 K Street, Capitol Heights, MD 20743.

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

True Copy—Test:
Peggy Magee, Clerk

90609 (4-3,4-10,4-17)

NOTICE

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

vs.

Yadira Alvarez
Miury Almendarez Rosa
Wilson Rosa
aka Wilson LaSanta Rosa
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 08-03941

Notice is hereby given this 31st day of March, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$321,164.36. The property sold herein is known as 12711 Kincaid Lane, Bowie, MD 20715.

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

True Copy—Test:
Peggy Magee, Clerk

90608 (4-3,4-10,4-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
9015 Ardmore Road, Springdale, MD 20774-2450
a/k/a 9015 Ardmore Road, Upper Marlboro, MD 20774-2450

By virtue of the power and authority contained in a Deed of Trust from the Charles J. Woody, Charlotte A. Woody and Samuel Perry, dated April 18, 2001 and recorded in Liber 14579 at Folio 539 among the land records of Prince George’s County, Maryland, upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the entrance of the secured portion of the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner’s Entrance to the Prince George’s County Courthouse), Upper Marlboro, Maryland, on

WEDNESDAY, MAY 7, 2008
AT 3:00 P.M.

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

All that part of the tract known as “Landover” particularly described as beginning at the Southeast corner of the Lewis or Harvey Place and running with an old fence South 1/4 degrees West 16.41 perches thence South 72 degrees East 23 perches thence with the same, North 6 degrees 40 minutes West 30.05 perches of the County road, thence with the same, North 61 degrees West 7.80 perches to the corner of the Lewis or Harvey Tract and with the 2nd line of said tract, North 2 degrees East 16 perches to the beginning containing 2.9 acres of land, more or less. Saving and Excepting that portion of a 60’ road running thru said property as shown on a survey made by Duley and Associates, Inc., dated July 20, 1999. Said portion of property being conveyed upon Prince George’s County, Maryland by an unrecorded grant and said property is now being assessed as 2.31 acres of land, more or less.

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

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

90705 (4-17,4-24,5-1)

NOTICE

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

vs.

Patricia Chichester
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 07-28503

Notice is hereby given this 11th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$11,941.85, subject to the first mortgage. The property sold herein is known as 9014 Lake Largo Drive, Largo, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk

90696 (4-17,4-24,5-1)

NOTICE

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

vs.

Martha Collado
Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 08-05922

Notice is hereby given this 11th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$276,563.26. The property sold herein is known as 7315 Powhatan Street, Lanham, MD 20706.

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

True Copy—Test:
Peggy Magee, Clerk

90697 (4-17,4-24,5-1)

LEGALS

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

TRUSTEES’ SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
5007 Cheyenne Place, College Park, MD 20740

By virtue of the power and authority contained in a Deed of Trust from Douglas Rivas-Rodriguez and Vilma L. Enriquez, dated October 20, 2005, and recorded in Liber 26348 at folio 160 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

APRIL 29, 2008

AT 11:50 A.M.

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

Being known and designated as Lot Numbered Six (6) in Block lettered "N" in a subdivision known as "Section Three, Oak Spring" as recorded among the land Records of Prince George’s County, Maryland in Plat Book BB14, at Plat 20.

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 \$27,000.00 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 Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

90640 (4-10,4-17,4-24)

Notice of Town Election

The Town of University Park will hold an Election
For the Offices of Mayor and Councilpersons for
Wards 1, 3, & 7:

Tuesday, May 6, 2008

At the Riverdale Presbyterian Church
6513 Queens Chapel Road
University Park, Maryland

The polls will be open between 8:00 A.M. and 8:00 P.M.

FOR MAYOR: John Rogard Tabori
FOR COUNCILPERSON, WARD 1: Margaret S. Mallino
FOR COUNCILPERSON, WARD 3: Susan E. McPherson
FOR COUNCILPERSON, WARD 7: Vacant

Daniel R. Baden, Treasurer
301-927-4262
Stephanie Herold & Eddy Lee,
Supervisors of Elections

90703 (4-17)

COUNTY COUNCIL HEARING

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

MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION PROPOSED FISCAL YEAR
2008-2009 OPERATING AND CAPITAL BUDGETS AND THE
M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR
FISCAL YEARS 2009-2014

TUESDAY, APRIL 22, 2008
7:00 P.M.

COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

Copies of the proposed budget will be available, upon request, at the Parks and Recreation Administration Building in Riverdale, or the M-NCPPC Public Affairs Office, and the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. In addition, copies will be available for review at all branches of the Prince George’s County Memorial Library System. Copies of the County Executive’s recommendations will be available in the office of the Clerk of the County Council.

Members of the public are invited to express their views concerning the proposed budget. Persons wishing to testify are requested to telephone the Office of the Clerk of the Council, (Phone (301) 952-3600, TDD (301) 925-5167) in advance. Registration will also be available at the hearing. Speakers will be allowed three minutes each. If possible, a written statement should be submitted at the time of presentation.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Samuel H. Dean, Chairman

Attest: Redis C. Floyd
Clerk of the Council

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

90658 (4-10,4-17)

THE PRINCE GEORGE’S POST

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

4402 71ST AVENUE
LANDOVER HILLS, MD 20784

Under a power of sale contained in a certain Deed of Trust from Giles B. Withington, Jr. dated August 8, 2007 and recorded in Liber 28422, Folio 524 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$44,400.00, and an original interest rate of 12.550, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner’s entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **APRIL 22, 2008 AT 11:04 AM.**

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

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

Terms of Sale: A deposit of \$4,800.00 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 one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

90614 (4-3,4-10,4-17)

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

TRUSTEES’ SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
9310 Kimbark Avenue, Lanham, MD 20706

By virtue of the power and authority contained in a Deed of Trust from Maria Palma, dated March 3, 2006, and recorded in Liber 25089 at folio 644 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

**APRIL 21, 2008
AT 12:15 P.M.**

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

BEING KNOWN AND DESIGNATED AS Lot numbered Twenty-nine (29) at Block numbered Ten (10) in Section numbered Three (3) in the subdivision known as "Seabrook Park Estates" as per plat thereof recorded in Plat Book WWW 48 at Plat 96 among the Land Records of Prince George’s County, Maryland.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$27,000.00 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 8.25% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

90601 (4-3,4-10,4-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1209 GOLF COURSE DRIVE
MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Juanda H. Day and Richard W. Day, Jr. dated October 26, 2005 and recorded in Liber 23944, Folio 706 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$355,000.00, and an original interest rate of 11.990, 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 **APRIL 22, 2008 AT 11:05 AM.**

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

BEING KNOWN AND DESIGNATED as Lot No. 18, Block “F” as shown on the Plat entitled, “Blocks “F” and “G”, Newbridge”, which Plat is recorded among the Land Records of Prince George’s County, Maryland in Plat Book No. 101, folio 2.

THE IMPROVEMENTS THEREON being known as No. 1209 Golf Course Drive, Mitchellville, Maryland 20716.

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.

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

90615 (4-3,4-10,4-17)

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

TRUSTEES’ SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7406 Pembroke Drive, Clinton, MD 20735

By virtue of the power and authority contained in a Deed of Trust from William H. Daniels, Jr., dated April 10, 2006, and recorded in Liber 25360 at folio 490 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

**APRIL 21, 2008
AT 12:00 NOON.**

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

Lot numbered Four (4) in Block D in the subdivision known as Summit Hall as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book 37 at 1.

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 GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.9% 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 the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

90598 (4-3,4-10,4-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

2716 FELTER LANE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Gary W. Reeley and Terri Reeley dated June 22, 1999 and recorded in Liber 13216, Folio 145 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$25,109.00, and an original interest rate of 16.250, 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 **APRIL 29, 2008 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$3,000.00 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 one or more prior liens, the amount(s) of which will be announced at the time of sale.

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 J. Rogers,
Richard E. Solomon 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

90645 (4-10,4-17,4-24)

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

TRUSTEES’ SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
13918 Shannon Avenue, Laurel MD 20707

By virtue of the power and authority contained in a Deed of Trust from Gilson Salvalvaio, dated May 18, 2006, and recorded in Liber 27386 at folio 141 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

**APRIL 21, 2008
AT 12:10 P.M.**

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

BEING KNOWN AND DESIGNATED as Lot Numbered Eight (8) in the subdivision known as "Laurel Lakes", Section 3", as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book NLP No. 123 at Plat 3. The improvements thereon being known as No 13918 Shannon Avenue.

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 \$32,000.00 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 Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

90600 (4-3,4-10,4-17)

LEGALS

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

TRUSTEES’ SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

8824 E. Fort Foote Terrace, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from Jose E. Blas, dated April 24, 2006, and recorded in Liber 25189 at folio 078 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

APRIL 29, 2008
 AT 12:10 P.M.

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

Lot 21 & 22, Block B, Plat of Fort Foote Village

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 \$38,000.00 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 8.99% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

90626 (4-10,4-17,4-24)

LEGALS

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

TRUSTEES’ SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

7305 Waldran Avenue, Temple Hills, MD 20748

By virtue of the power and authority contained in a Deed of Trust from Ritamaria Grant and Charlie Grant, Jr., dated November 23, 2005, and recorded in Liber 24275 at folio 727 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

APRIL 21, 2008
 AT 12:05 P.M.

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

Being known and designated as Lot 8 in Block I in a subdivision known as Andrew Hill’s Subdivision as per plat thereof recorded in Plat Book WWW 36 at Plat 95 among the Land Records of Prince George's County, Maryland. The improvements thereon being known as 7305 Waldran Avenue, Temple Hills, MD 20748.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.375% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

90599 (4-3,4-10,4-17)

LEGALS

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

TRUSTEES’ SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

1103 Mandarin Drive, Upper Marlboro, MD 20774

By virtue of the power and authority contained in a Deed of Trust from Jean Civil and Bernadette Civil, dated April 26, 2006, and recorded in Liber 25399 at folio 464 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

APRIL 29, 2008
 AT 12:05 P.M.

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

Being known and designated as Lot 2, in Block B, as shown on a Plat of subdivision entitled "PLAT ONE PERRYWOOD", as per plat thereof recorded in Plat Book 158 at plat 66 among the Land records of Prince George's County, Maryland.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$41,000.00 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 Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

90627 (4-10,4-17,4-24)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

4900 Heath Street, Capitol Heights, MD 20743

By virtue of the power and authority contained in a Deed of Trust from Moses M. Davis, dated July 26, 2000, and recorded in Liber 14163 at folio 312 among the Land Records of PRINCE 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

APRIL 21, 2008
 AT 11:55 A.M.

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

Lots numbered Forty-Nine (49) and Fifty (50), in the Block numbered Fifty (50) in the subdivision known as "SHEET NO. 4, GREATOR CAPITOL HEIGHTS", as per plat thereof recorded in Plat Book BDS 1 at Plat 63 among the Land Records of Prince George's County, Maryland; being in the 18th Election District. The improvements thereon being known and designated as 4900 Heath Street, Capitol Heights, Maryland 20743.

This property is improved by a dwelling.

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

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

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

90597 (4-3,4-10,4-17)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

6104 Mustang Place, Riverdale, MD 20737

By virtue of the power and authority contained in a Deed of Trust from Larry D. Hutchinson and Shenekwa Mott, dated April 19, 2007, and recorded in Liber 28023 at folio 649 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

APRIL 29, 2008
 AT 12:00 NOON

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

All that certain parcel of land situate in the County of Prince George's and the State of Maryland, being known and designated as Lot No. 21 in Block lettered "C" in the subdivision known as "SECTION TWO, RIVERDALE WOODS", as per plat thereof recorded in Plat Book WWW 27 at Plats 15 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 \$27,000.00 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 8.53% 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. LATTI
 Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

90642 (4-10,4-17,4-24)

LEGALS

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

TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

6112 63rd Avenue Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Jose I. Hernandez and Lizette L.R. Ramos, dated May 31, 2006, and recorded in Liber 25803 at folio 656 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

APRIL 29, 2008
 AT 12:15 P.M.

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

Being known and designated as Lot 44 & 45 in Block "B" in a subdivision known as "SECTION 1, RIVERDALE HILLS" as per plat thereof recorded in Plat Book SDH 3 at Plat 24 among the Land Records of Prince George's County, Maryland.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$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 GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.99% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

90628 (4-10,4-17,4-24)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
 REAL PROPERTY
 15616 EVERGLADE LANE, UNIT 406
 BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Frank Monopoli dated May 15, 2006 and recorded in Liber 25353, Folio 193 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 7.380, 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 **APRIL 29, 2008 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 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 \$25,600.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

90673 (4-10,4-17,4-24)

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

TRUSTEES’ SALE
 Case No. CAE 08-09231

Of Valuable Real Estate
 located in Prince George’s County,
 Maryland, at Candy Hill Road
 Upper Marlboro, Maryland 20772

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Andrew A. Mohan to Stanley L. Merson and S. Lynne Pulford, Trustees, dated the 11th day of November, 2005, and duly recorded among the Land Records of Prince George’s County, Maryland, in Liber 23736, at Folio 711, docketed for foreclosure in Civil No. CAE 08-09231, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale in “AS IS” condition at public auction in front of the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 (specifically at the entrance of the parking garage, immediately next to the Bourne Wing/Commissioner’s entrance, designated by the presence of the picnic table) on:

WEDNESDAY, MAY 7, 2008
 AT 11:00 A.M.

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

BEING a parcel of land hereinafter described, said parcel being a part of the land acquired by Laura B. Duvall from Martha L. Heller also known of record as Martha L. Duvall, surviving tenant by the entirety of John C. Duvall by deed dated July 6, 1995 and recorded in Liber 10315 at Folio 297 among the Land Records of Prince George’s County, Maryland, said parcel of land being more particularly described as follows:

BEGINNING for the same at an iron pipe set on the northerly Right of Way line of Candy Hill Road, 40 feet wide, said iron pipe set being North 85° 25’ 35” West, 298.08 feet and South 86° 16’ 18” West, 123.55 feet from an iron pipe set marking the southeasterly corner of the said lands of Laura B. Duvall and on the westerly line of the lands of James B. Naylor, Jr. (Liber 7833 at Folio 487), and as shown as Parcel Two on a Boundary Survey Plat by W.L. Meekins dated June 2, 1993 and running thence with the said Right of Way line of Candy Hill Road,

1. South 86° 16’ 18” West, 40.00 feet to an iron pipe set; thence running through the lands of Laura B. Duvall on lines of division now being established,

2. North 03° 43’ 42” West, 190.00 feet to an iron pipe set; thence,

3. North 50° 38’ 20” West, 193.08 feet to an iron pipe set; thence,

4. North 64° 20’ 59” West, 60.00 feet to an iron pipe set; thence,

5. South 83° 42’ 56” West, 220.00 feet to an iron pipe set; thence,

6. North 64° 35’ 20” West, 180.00 feet to an iron pipe set; thence,

7. South 52° 56’ 07” West, 135.00 feet to an iron pipe set; thence,

8. South 08° 00’ 00” East, 374.24 feet to an iron pipe set; thence running with the aforesaid Right of Way line of Candy Hill Road,

LEGALS

9. South 81° 07’ 26” West, 8.00 feet to an iron pipe set; thence running through the lands of Laura B. Duvall on lines of division now being established,

10. North 08° 00’ 00” West, 658.66 feet to an iron pipe set; thence,

11. North 50° 58’ 59” East, 151.00 feet to an iron pipe set; thence,

12. South 84° 57’ 00” East, 350.39 feet to an iron pipe set; thence,

13. South 55° 10’ 44” East, 171.20 feet to an iron pipe set; thence,

14. South 25° 32’ 15” East 400.54 feet to an iron pipe set; thence,

15. South 03° 43’ 42” East, 193.09 feet to the place of beginning

CONTAINING 220,043 square feet or 5.0515 acres of land.

The property will be sold 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, in “AS-IS” condition, without any express or implied warranty as to suitability, quality, condition or description, including any contained herein.

A deposit of \$20,000.00 cash, certified or cashier’s check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 7.25% per annum from the date of sale to the date of settlement. No deposit shall be required of the noteholder where the noteholder bids on the 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.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, shall be made as of the date of sale and thereafter assumed by the purchaser. Title examination, conveyancing, transfer tax, recordation tax and all other costs incident to settlement shall be paid by the purchaser.

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 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, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
 Substitute Trustees

90710 (4-17,4-24,5-1)

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
 REAL PROPERTY

1609 EASTERN AVENUE
 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Hernan A. Colindres dated March 9, 2007 and recorded in Liber 27495, Folio 123 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$256,000.00, and an original interest rate of 6.880, 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 **APRIL 29, 2008 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 as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-THREE (23) IN BLOCK LETTERED “A” IN THE SUBDIVISION KNOWN AS “SECTION ONE, BEAVER HEIGHTS” AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK SDH 3, AT PLAT 31, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND, BEING IN THE 2ND ELECIION DISTRICT OF SAID COUNTY,

The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$26,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

90687 (4-10,4-17,4-24)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
 REAL PROPERTY
 12317 KEMBRIDGE DRIVE
 BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Frank Monopoli dated June 30, 2006 and recorded in Liber 26156, Folio 374 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$256,000.00, 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), Uppe Marlboro, Maryland 20772, on **APRIL 29, 2008 AT 11:02 AM.**

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

Being known and designated as Lot No.3, Block 101, Section 28 “Kenilworth at Belair” as per plat thereof recorded among the Land Records of Prince George’s County, Plat book W.W.W. 42 at Plat 83.

The improvements thereon being known as 12317 Kembridge Drive, Bowie, Maryland 20715

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 \$27,300.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

90674 (4-10,4-17,4-24)

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

SUBSTITUTE TRUSTEES’
 SALE OF VALUABLE IMPROVED REAL ESTATE
 Improved by premises known as
 9633 Utica Place, Springdale, MD 20774

By virtue of the power and authority contained in a Deed of Trust from Zachary A. Grays and Cheryl D. Grays, dated April 30, 1996, and recorded in Liber 10797 at folio 089 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

MAY 6, 2008
 AT 12:00 NOON

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

Lot 145, in Block “A”, as shown on a plat of subdivision known as “PLAT FOUR, SECTION TWO, SPRINGDALE, LANHAM DISTRICT” as per plat thereof recorded among the Land Records of Prince Georges County, Maryland, in Plat Book NLP 127, at Plat No. 32.

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 \$18,000.00 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

90701 (4-17,4-24,5-1)

LEGALS

THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
PAMELA M. BROWN
Estate No.: 78498

LOT#: 3867, 2002 Freightliner Tractor
VIN#: 1FUJBBCG82LG28579
General Auto Service
4635 Baltimore Ave.
Hyattsville, MD

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

90664 (4-10,4-17)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Ronald S. Deutsch,
Substitute Trustees,
Plaintiffs
vs.
Angelia McCain
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-05228

Notice is hereby given this 3rd day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$274,484.38. The property sold herein is known as 9808 Woodland Avenue, Lanham, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90631 (4-10,4-17,4-24)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Ronald S. Deutsch,
Substitute Trustees,
Plaintiffs
vs.
Ned Muffley
Jeannette Muffley
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-03636

Notice is hereby given this 4th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$319,006.95. The property sold herein is known as 12708 Kavanaugh Lane, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90647 (4-10,4-17,4-24)

THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
In The Matter of:
Angel Hill, Minor

Guardianship No. GD-09746

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Angel Hill** an infant female born on March 12, 1992 at Maternity Hospital, Monrovia, Liberia to John Q. Hill and Ernestine Fahnbulleh, having been filed, it is this 1st day of April, 2008.

ORDERED, by the Orphan’s Court for Prince George’s County, Maryland, that the respondent, Ernestine Fahnbulleh, the natural mother of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Ernestine Fahnbulleh, is hereby notified to show cause on or before the 10th day of June, 2008, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
90661 (4-10,4-17,4-24)

LEGALS

NOTICE

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

Rose Ampim
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-04233

Notice is hereby given this 3rd day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$234,784.00. The property sold herein is known as 7305 Sunrise Court, Greenbelt, MD 20770.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90632 (4-10,4-17,4-24)

NOTICE

STEVEN P. HENNE and
STEPHEN B. JACKSON,
Substituted Trustees
Plaintiffs
vs.

ROBERTO LOZANO
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-05193

NOTICE IS HEREBY GIVEN, this 2nd day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the property known as 406 Hurtt Place, Fort Washington, Maryland 20744, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to: Suburban Federal Savings Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of May, 2008, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George’s County, once a week for three successive weeks on or before the said 2nd day of May, 2008.

The report states the amount of sale to be \$195,000.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90633 (4-10,4-17,4-24)

NOTICE

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

Taofik B. Gbadamosi
a/k/a Taofik Gbadamosi
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 07-12407

Notice is hereby given this 4th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$317,965.77. The property sold herein is known as 12103 Open View Lane, Unit 102, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90648 (4-10,4-17,4-24)

NOTICE

IN THE MATTER OF:
PARIS TRAVELLE CHAVIS

FOR THE CHANGE OF NAME TO:
PARIS TRAVELLE CHAVIS COFFIE

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-10723

A Petition has been filed to change the name of Paris Travelle Chavis to Paris Travelle Chavis Coffie.

The latest day by which an objection to the Petition may be filed is May 8, 2008.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
90691 (4-17)

NOTICE

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

Linae Offutt
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-03536

Notice is hereby given this 4th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$311,850.00. The property sold herein is known as 4023 Meadow Trail Lane, Hyattsville, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90649 (4-10,4-17,4-24)

NOTICE

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

Oladipo Olafunmiloye
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-04728

Notice is hereby given this 4th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$65,000.00. The property sold herein is known as 5404 85th Avenue #101, New Carrollton, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90650 (4-10,4-17,4-24)

NOTICE

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

Roberto Alvarez
Tiffany Hall
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-05226

Notice is hereby given this 4th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$182,674.95. The property sold herein is known as 4705 Omaha Street, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90651 (4-10,4-17,4-24)

NOTICE

IN THE MATTER OF:
TERRIE RENEE JAMES

FOR THE CHANGE OF NAME TO:
TERRIE RENEE EBERHARDT

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-10902

A Petition has been filed to change the name of Terrie Renee James to Terrie Renee Eberhardt.

The latest day by which an objection to the Petition may be filed is May 8, 2008.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
90716 (4-17)

LEGALS

NOTICE

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

Ariike Okanlawon
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-05227

Notice is hereby given this 7th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$264,000.00. The property sold herein is known as 12103 Castlewall Court, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90655 (4-10,4-17,4-24)

NOTICE

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

Sheila A. Miles
Reginald D. Miles
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-00636

Notice is hereby given this 7th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$550,000.00. The property sold herein is known as 10800 Glenshire Drive, Glenn Dale, MD 20769.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90653 (4-10,4-17,4-24)

NOTICE

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

Shawn J. Williams
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-05225

Notice is hereby given this 7th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$239,226.18. The property sold herein is known as 7512 Burgess Lane, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90654 (4-10,4-17,4-24)

NOTICE

IN THE MATTER OF:
SANDRA KAY EVANS-TRUEHEART

FOR THE CHANGE OF NAME TO:
SANDRA KAY TRUEHEART

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-11072

A Petition has been filed to change the name of Sandra Kay Evans-Trueheart to Sandra Kay Trueheart.

The latest day by which an objection to the Petition may be filed is May 8, 2008.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
90717 (4-17)

NOTICE

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

Josefina Romero
Hector Romero
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-04937

Notice is hereby given this 3rd day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$450,000.00. The property sold herein is known as 12802 Pittmans Promise Drive, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90630 (4-10,4-17,4-24)

NOTICE

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

Hector M. Cruz
Jose O. Fuentes
Jose D. Sorto
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-06102

Notice is hereby given this 4th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$447,688.11. The property sold herein is known as 10109 Phoebe Lane, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90652 (4-10,4-17,4-24)

NOTICE

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

William Foster
Deedee Smith Foster
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-06328

Notice is hereby given this 11th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$247,306.86. The property sold herein is known as 12903 Glynis Road, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
90698 (4-17,4-24,5-1)

NOTICE

IN THE MATTER OF:
SYLVIE KENMOE

FOR THE CHANGE OF NAME TO:
SYLVIE KENMOE NGUEP

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 07-16453

A Petition has been filed to change the name of Sylvie Kenmoe to Sylvie Kenmoe Nguiep.

The latest day by which an objection to the Petition may be filed is May 12, 2008.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
90718 (4-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

10203 THRIFT ROAD
 CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Edward Lawrence, III, Keith T. Lawrence, Beverly L. McCoy, Robert A. Lawrence, Edward G. Lawrence, Jr. and Mary A. Lawrence dated October 23, 2002 and recorded in Liber 17984, Folio 320 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$75,500.00, 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 **APRIL 29, 2008 AT 11:05 AM.**

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

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

Terms of Sale: A deposit of \$6,500.00 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

90675 (4-10,4-17,4-24)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

10010 BIRDIE LANE
 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Mabintu Johnson and Mohamed Mansaray dated April 26, 2006 and recorded in Liber 24988, Folio 310 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$527,498.00, and an original interest rate of 7.650, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **APRIL 29, 2008 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 \$57,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

90676 (4-10,4-17,4-24)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

8901 48TH AVENUE
 COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Jose Zavala and Ana C. Aguilar dated July 29, 2005 and recorded in Liber 23071, Folio 460 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,992.00, 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 **APRIL 29, 2008 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 \$26,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

90678 (4-10,4-17,4-24)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

8303 26TH PLACE
 HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Fredy Alvarez and Lourdes Alvarez Castillo dated April 19, 2006 and recorded in Liber 25042, Folio 649 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 7.800, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **APRIL 29, 2008 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 \$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,
 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

90679 (4-10,4-17,4-24)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

7011 CHADDS FORD DRIVE
 BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Julie A. Turner dated November 14, 2006 and recorded in Liber 27675, Folio 509 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$264,000.00, 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 **APRIL 29, 2008 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 \$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 interest.

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

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

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

90680 (4-10,4-17,4-24)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

3603 WAYNESWOOD ROAD
 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Robert W. Dixon, Jr. and Audrey D. Dixon dated October 3, 2006 and recorded in Liber 26438, Folio 118 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$42,748.74, and an original interest rate of 12.760, 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 **APRIL 29, 2008 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 \$4,500.00 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.

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

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

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

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

90681 (4-10,4-17,4-24)

LEGALS

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
 11785 Beltsville Drive, Tenth Floor
 Calverton, Maryland 20705
 (301) 572-7900

TRUSTEE'S SALE

Of valuable, improved real estate, located at 3806 28th Street, Temple Hills, Maryland, Prince George’s County, Maryland.

By virtue of the power and authority contained in the Master Deed recorded December 12, 1972, in Liber 4161 at folio 208, et. seq., among the Land Records of Prince George’s County, Maryland, corrected by a Corrective Deed recorded March 9th, 1973, in Liber 4195 at folio 724, among the aforesaid Land Records, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George’s County, Maryland, Iverson Square Condominium v. Kathleen A. Gregory, Case No: CAE 08-04280, defendant therein having unpaid condominium fees, and the plaintiff therein (the “Secured Party”), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

APRIL 25, 2008

AT 3:30 P.M.

at the entrance of the secured portion of the parking garage located to the left of the Bourne Wing Commissioners Entrance to the Courthouse of the Circuit Court for Prince George’s County, located at 14735 Main Street, Upper Marlboro, Maryland, all that lot of ground and the improvements thereon described as follows:

Unit Numbered 127 in Plat Of Condominium entitled Master Plat 3, Iverson Square Condominium, as per Plats and Plans thereof recorded in Condominium Plat Book 82 at Plats 82 through 90 among the Land Records of Prince George’s County, Maryland; and being part of the land and premises made subject to a horizontal property or condominium regime by a Master Deed dated October 30th, 1972 and recorded in Liber 4161 at folio 209 among the Land Records of Prince George’s County, Maryland; Tax Account No. 0566828.

The property has an address of 3806 28th Avenue, Temple Hills, Maryland 20748.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to all liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

In the event of any dispute among the bidders, the Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the property.

A deposit shall be required at the time of sale in the amount of Three Thousand Five Hundred Dollars and 00/100 Dollars (\$3,500.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of eighteen percent (18%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

Except for real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Unpaid real property taxes, whether accruing prior to or after the date of sale, shall be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of 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. 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.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER,
 MARK G. LEVIN,
 TRUSTEES

NOTICE

Luther Raymond, Plaintiff
 vs.

Lynn Skerpon, Register of Wills, et al., Defendants

In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 06-11367

TO THE HEIRS OF LULA (JACKSON) RAYMOND

Notice is given by the Circuit Court for Prince George’s County, Maryland, pursuant to Maryland Rule 14-305(c) with Publication of this Notice, that the sale of Lots 8, 9, and 10, along with an abandoned alleyway adjacent thereto comprising three-hundred-seventy-five (375) square feet, in Block 12 of the Fairmont Heights subdivision known as ‘Subdivision 5350,’ in Capitol Heights, Maryland 20743 [commonly known as 9,370 square feet in total at 915 Eastern Avenue, Capitol Heights, Maryland, and Tax Account Number 18-2082915], made and reported by Arthur J. Horne, Jr., Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of June, 2008, next, provided a copy of this Notice be inserted in some newspaper published in said said County, once in each of three successive weeks before the 25th day of April, 2008, next. The Report states the amount of sale to be \$17,982.89, and the Family Tree of Lula (Raymond) Jackson includes a Branch wherein that Blood Line terminated when Pierpont Morgan Raymond, being one of her seven children, died without children in 1977 and survived by his widow, Francis Virginia Thornton (who died in 1996).

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

True Copy—Test:
 Peggy Magee, Clerk
 90636 (4-10,4-17,4-24)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
 7106 Silverton Ct., District Heights, MD 20747-1766

By virtue of the power and authority contained in a Deed of Trust from Jenieve A. Holder and Trevor Holder, dated July 23, 2001 and recorded in Liber 14913 at Folio 005 among the land records of Prince George’s County, Maryland, upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the entrance of the secured portion of the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner’s Entrance to the Prince George’s County Courthouse), Upper Marlboro, Maryland, on

TUESDAY, APRIL 29, 2008
 AT 3:00 P.M.

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

BEING KNOWN AND DESIGNATED as Lot Numbered 34, Block B, as shown on a Plat entitled “Plat 6, Lots 32 thru 48, Block B, THOMPSON ESTATES”, which plat is recorded among the Land Records of Prince George’s County in Plat Book VJ., No. 174, folio 12. The improvements thereon being known as No. 7106 Silverton Court. BEING the same premises which Foster Communities of Maryland, Inc., by indenture bearing date the 23rd day of July 2001 and duly intended to be forthwith recorded, granted and conveyed unto said mortgagor(s), in fee.

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

TERMS OF SALE: A deposit of \$21,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

NOTICE

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

Substitute Trustees

vs.
 MISAEEL HERRERA
 6104 Somerset Road
 Riverdale, MD 20737

Defendant

In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 07-32139

Notice is hereby given this 10th day of April, 2008, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6104 Somerset Road, Riverdale, MD 20737, 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 12th day of May, 2008, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of May, 2008, next.

The Report of Sale states the amount of sale to be Sixty Six Thousand, Three Hundred Thirty Seven and 20/100 Dollars (\$66,337.20).

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

True Copy—Test:
 Peggy Magee, Clerk
 90694 (4-17,4-24,5-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
 12114 Quadrille Lane, Bowie, MD 20720-4387

By virtue of the power and authority contained in a Deed of Trust from Shirley Garner, dated June 20, 2006 and recorded in Liber 25581 at Folio 612 among the land records of Prince George's County, Maryland, upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the entrance of the secured portion of the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner’s Entrance to the Prince George’s County Courthouse), Upper Marlboro, Maryland, on

TUESDAY, APRIL 29, 2008
 AT 3:10 P.M.

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

LOT NUMBERED SEVENTEEN (17), IN BLOCK LETTERED “I”, IN THE SUBDIVISION KNOWN AS “PLAT THIRTY-ONE (31), NORTH-RIDGE”, AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 149 AT PLAT NO. 81, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND. PROPERTY ADDRESS: 12114 Quadrille Ln., Bowie, MD 20720.

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

TERMS OF SALE: A deposit of \$49,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

NOTICE

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

Substitute Trustees

vs.
 JOHN OSAKUE
 9003 4th Street
 Lanham, MD 20706-2821

Defendant

In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 07-32140

Notice is hereby given this 10th day of April, 2008, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9003 4th Street, Lanham, MD 20706-2821, 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 12th day of May, 2008, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of May, 2008, next.

The Report of Sale states the amount of sale to be Two Hundred Ninety Three Thousand, Two Hundred and 00/100 Dollars (\$293,200.00).

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

True Copy—Test:
 Peggy Magee, Clerk
 90695 (4-17,4-24,5-1)

NOTICE

RONALD J. MARSHALL
 KEVIN R. SEBASTIAN and
 CHI M. PERRUS,
 Substitute Trustees

vs.

EMERGE HOMES, INC., a Maryland Corporation
 Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 08-04418

Notice is hereby issued by the Circuit Court For Prince George’s County this 9th April, 2008, that the sale of the property mentioned in these proceedings, made and reported by Kevin R. Sebastian, Substitute Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2008, provided, a copy of this notice be inserted in The Prince George’s Post, a newspaper published in and for Prince George’s County, once in each of three successive weeks, before the 9th day of May, 2008.

The Report of Sale states the amount of sale of all of the property known as (i) Lot 11, TANTALLON ON THE POTOMAC, and is further identified as 12515 Monterey Circle, Fort Washington, Maryland 20744 to be \$1,100,000.00 and (ii) Lot 23, Block A, TANTALLON ON THE POTOMAC, and is further identified as 518 West Tantallon Drive, Fort Washington, Maryland 20744 to be \$1,000,000.00.

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

True Copy—Test:
 Peggy Magee, Clerk
 90693 (4-17,4-24,5-1)

Have a Very Safe Weekend And
 Remember, Don’t Drink and Drive!

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Jessica Melgar
Candelaria Melgar

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-04476**

Notice is hereby given this 3rd day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$249,750.00. The property sold herein is known as 3714 34th Street, Mount Rainier, MD 20712.

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

True Copy—Test:
Peggy Magee, Clerk

90629 (4-10,4-17,4-24)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Ruth T. Shirley
Byron F. Shirley

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-03014**

Notice is hereby given this 1st day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$272,991.28. The property sold herein is known as 7106 Varnum Street, Landover Hills aka, Hyattsville, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk

90610 (4-3,4-10,4-17)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at 3523 Maywood Lane, Suitland, Md. 20746 at 4:00 P.M. on May 5, 2008. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#: 3846, 1975 Oldsmobile Delta 88
VIN #: 3N67K5X103438
Jr’s Auto Shop, 8411 Old Marlboro Pike #26, Upper Marlboro

LOT #: 3880, 1987 Pontiac Trans AM
VIN #: 1G2FW21F0HNN229711
Curtis Tire Center Inc., 21290 Great Mills Rd., Lexington Park

LOT #: 3882, 2000 Nissan Sentra
VIN #: 3N1BB51D9YL100259
White Oak Private Storage, 11315 Lockwood Dr., Silver Spring

LOT #: 3883, 2003 Toyota Tacoma
VIN #: 5TE5M92N53Z242460
Darcars Collision Center, 12000 Tech Rd., Silver Spring

LOT #: 3885, 1993 Toyota Corolla
VIN #: 2T1AE09E6PC004039
D & E Auto Repair, 4503 Hamilton St., Hyattsville

**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**

90709
 (4-17,4-24)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Billy Amuwo

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 07-28872**

Notice is hereby given this 9th day of April, 2008, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of May, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$150,765.00. The property sold herein is known as 4330 Hartwick Road, #205, College Park, MD 20740.

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

True Copy—Test:
Peggy Magee, Clerk

90692 (4-17,4-24,5-1)

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

**SUBSTITUTE TRUSTEE'S SALE
OF VALUABLE IMPROVED
COMMERCIAL REAL ESTATE
CIRCUIT COURT
CASE NUMBER CAE 08-10463**

Premises known as 3016 St. Clair Drive, Temple Hills, MD 20748.

By virtue of the power and authority contained in a Deed of Trust from Maurice M. Walker and Marcia W. Whitby to Kevin P. Huffman and Gerald J. Whittaker (Trustees) dated the 15th day of September, 2004, and recorded among the Land Records of Prince George’s County, Maryland, at Liber 20542, Folio 550, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the entrance to the secured portion of the parking garage, specifically designated by the presence of the picnic table, which is located to the left of the Bourne Wing/Commissioner’s Entrance to the Circuit Court for Prince George’s County, 14735 Main Street, Upper Marlboro, Maryland, on

**MAY 6, 2008
AT 9:00 A.M.**

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

Lot Numbered Six (6) in Block lettered “N” in the subdivision known as “Marlow Heights”, as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 26, at Plat No. 53, the improvements thereon known as 3016 St. Clair Drive, Temple Hills, MD 20748, Tax Account Identifier District 06, Account Number 0450353, and;

The property is improved by a brick building and is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any. The property is zoned for commercial use.

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.5% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay. Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, conveyancing, State revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser; otherwise, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorney fees of \$1,250.00, plus costs, to the Trustee. Purchaser waives personal service of any paper filed in connection with such a Motion to Forfeit Deposit and Resell the property on himself and /or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason the purchaser's sole remedy in law or equity shall be

LEGALS

limited to the refund of the deposit to the purchaser. Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser agrees to pay \$250.00 to Seller’s attorney for review of the settlement documents. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an “AS IS” condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, permits, merchantability, or other similar matters.

JEROME A. KUTA
Substitute Trustee

90712 (4-17,4-24,5-1)

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 vehicles at public auction for storage, repairs, and other lawful charges on:

**APRIL 25, 2008
AT 10:00 A.M.**

Giant Auto, 4825 Rhode Island Ave., Hyattsville, MD 20781
**2004 CHEVY
VIN #: 2G1WH52K949215105**

**2003 HONDA
VIN #: JHMCM56683C021013**

**2003 JEEP
VIN #: 1J4GL48K63W11472**

George’s Auto Repair, 3400 Sharp St., Landover, MD 20785
**2000 JEEP
VIN #: 1J4GW48S4YC390020**

J & M Auto, 5921 Arbor St., Hyattsville, MD 20781
**2000 FORD
VIN #: 2FAFP71W7YX114498**

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

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

90704
 (4-17,4-24)

PUBLIC NOTICE
 OF THE
 FY 2009 DRAFT ANNUAL ACTION PLAN

The Prince George’s County FY 2009 Draft Annual Action Plan for Housing and Community Development is now available. A copy of the Annual Action Plan is available at the main County libraries, at the Department of Housing and Community Development (DHCD) at 9400 Peppercorn Place, Suite 200, Largo, MD 20774, the County’s website at www.co.pg.md.us/Government/AgencyIndex/HCD or mailed upon request by contacting DHCD at 301-883-5540.

The Annual Action Plan is an implementation strategy of the County’s approved 5-year Consolidated Plan and responds to the priority needs of low and moderate-income residents by providing quality affordable housing, building a better living environment, and expanding economic opportunities.

The Annual Action Plan also serves as the application for Federal funding: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and the HOME Investment Partnership and American Dream Downpayment Initiative (HOME/ADDI) programs.

The U.S. Department of Housing and Urban Development (HUD) has advised the County that formula allocations for FY 2009 have been made in the following accounts: CDBG - \$6,048,997, plus \$500,000 in Program Income; HOME - \$2,799,926 plus \$600,000 in Program Income, and ADDI - \$29,621; and ESG - \$271,459, plus \$271,459 in Matching Funds.

For more information, please contact Ms. Shirley Grant at 301-883-5542 or segrant@co.pg.md.us.

Proposed CDBG – funded projects:

• Affordable Housing	\$ 1,920,000
• Economic Development	\$ 754,000
• Planning & Administration	\$ 1,309,799
• Public Facilities & Infrastructure	\$ 1,657,848
• Public Services	\$ 907,350
• Total:	\$6,548,997

Proposed HOME-funded projects:

• Homeowner Rehabilitation Program	\$ 359,887
• ADDI Program	\$ 29,621
• Homebuyer Activities	\$ 547,841
• Multi-Family Rental Housing Construction & Rehabilitation Program	\$ 900,000
• CHDO Set-Aside Activities	\$ 863,246
• UCAP TBRA Program	\$ 250,000
• CHDO Operating Assistance	\$ 135,997
• HOME Administration	\$ 313,217
• UCAP TBRA Program Administration	\$ 29,738
• Total:	\$3,429,547

Proposed ESG – funded projects:

• Shepherd’s Cove	\$ 64,400
• Prince George’s House	\$ 17,514
• Family Emergency Shelter	\$ 236,400
• Hypothermia Program - Operating	\$ 5,000
• Hypothermia Program – Essential Services	\$ 95,000
• Homeless Hotline - Operating	\$ 11,890
• Homeless Hotline – Essential Services	\$ 85,568
• ESG Administration	\$ 27,146
• Total:	\$ 542,918

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Tommie Thompson, Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Date: April 17, 2008

90711
 (4-17)

NOTICE

TIMBERLINE TOWNHOUSE ASSOC., INC.

Plaintiffs

vs.

MATTHEW KERR

And

MILTON LATTIBOUEDEAIRE

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 07-29179**

NOTICE is hereby given this 9th day of April, 2008, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property located at 3825 Evans Trail Court, Beltsville, Maryland 20705, which is the subject of these proceedings, made and reported by Marilyn J. Brasier, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2008; next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three (3) successive weeks before the 9th day of May, 2008; next.

The Report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to the liens of a first deed of trust having a total unpaid balance in the amount of \$240,886.22, as of March 14, 2008, and a second deed of trust having a total unpaid balance in the amount of \$59,885.07, as of March 14, 2008.

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

True Copy—Test:
Peggy Magee, Clerk

90699 (4-17,4-24,5-1)

The Prince George’s Post Newspaper Wishes Everyone a Safe and Happy Weekend

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**6107 GRENFELL LOOP
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Jeffrey Fleming dated January 18, 2007 and recorded in Liber 27825, Folio 549 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$311,920.00, 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 **MAY 2, 2008 AT 10:15 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 \$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,
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

90707
 (4-17,4-24,5-1)

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

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**6509 KNOLLBROOK DRIVE
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Delsy A. Benitez dated November 1, 2006 and recorded in Liber 27438, Folio 425 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 6.750, 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 **MAY 2, 2008 AT 10:16 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 \$29,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

90708
 (4-17,4-24,5-1)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH STANLEY ROBINSON

Notice is given that Katherine Robinson whose address is 5622 Florin Road #4, Sacramento, CA 95823, was on March 18, 2008 appointed personal representative of the small estate of Joseph Stanley Robinson, who died on March 12, 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.

KATHERINE ROBINSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 78499
90715 (4-17)

NOTICE

NOTICE

IN THE MATTER OF:
CHRISTIAN DASHUAN JOYNER

FOR THE CHANGE OF
NAME TO:
CHRISTIAN DASHUAN BELL

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 07-27301

A Petition has been filed to change the name of Christian Dashuan Joyner (Minor) to Christian Dashuan Bell.

The latest day by which an objection to the Petition may be filed is May 12, 2008.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
90719 (4-17)

Clifford Brown, Esq.
3700 Donnell Drive
Forestville, MD 20747
301-967-6092

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT BROOKS, JR.

Notice is given that Abe Jerome Ball, whose address is 1515 Pullman Dr., Severn, MD 21144 was on March 17, 2008 appointed personal representative of the estate of Robert Brooks, Jr. who died on January, 25, 2008 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of September, 2008.

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

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

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

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

ABE JEROME BALL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 78479
90713 (4-17,4-24,5-1)

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday, APRIL 26, 2008, at 10:00 A.M.**

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

Big Tiny's Towing & Auto Clinic; Lienor

90735 (4-17,4-24)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

8464 IMPERIAL DRIVE, UNIT 3B
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Judith A. Stockard dated October 4, 2005 and recorded in Liber 23708, Folio 563 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$205,000.00, 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 **MAY 6, 2008 AT 11:01 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$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 charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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90723 (4-17,4-24,5-1)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

11506 BENNINGTON DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Herbert J. Miller Jr. and Mary B. Miller dated May 16, 2006 and recorded in Liber 26403, Folio 126 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$362,250.00, 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 **MAY 6, 2008 AT 11:02 AM.**

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

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

Terms of Sale: A deposit of \$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 interest.

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

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90724 (4-17,4-24,5-1)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7418 PARKWOOD STREET
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Gregorio Ceja dated November 27, 2006 and recorded in Liber 26693, Folio 706 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$151,360.00, 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 **MAY 6, 2008 AT 11:03 AM.**

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

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

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

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

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

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90725 (4-17,4-24,5-1)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6206 CRAIN HIGHWAY
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Wesley I Curtis dated November 11, 2005 and recorded in Liber 23567, Folio 38 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$226,400.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MAY 6, 2008 AT 11:04 AM.**

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

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

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

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

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90726 (4-17,4-24,5-1)

LEGALS

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

7228 G. STREET
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Sandra D. Brown dated March 7, 2007 and recorded in Liber 27368, Folio 566 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$204,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner’s entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MAY 6, 2008 AT 11:06 AM.**

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

Lot numbered fifteen (15) in block “C” in the subdivision known as Plat No. Three, Holly Park, as per plat recorded among Land Records on Prince George’s County, Maryland per Plat Book WWW 36 at Plat 90. Being in the 18th District of said county.

Being the same property as described in that Deed dated February 6, 2006, and recorded in the Land Records of the Prince George’s County, Maryland, in Liber 25213, folio 120, which was granted and conveyed by Tonda Twitty unto Sandra Brown. Tax I.D.: 18-2010809. HAVING a street address of: 7228 G Street, Capitol Heights, MD 20743

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 \$22,200.00 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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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

10015 MORELAND STREET
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Paul J. Jenkins and Cynthia Y. Jenkins dated August 23, 2006 and recorded in Liber 27032, Folio 254 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$298,000.00, and an original interest rate of 6.800, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner’s entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MAY 6, 2008 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 \$32,000.00 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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90734 (4-17,4-24,5-1)

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

11403 BENNINGTON DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Clinton Jefferson and Tonia Jefferson dated November 17, 2006 and recorded in Liber 26682, Folio 544 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$432,000.00, 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 **MAY 6, 2008 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 \$46,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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90737 (4-17,4-24,5-1)

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

2010 CHAPMAN ROAD
HYATTSVILLE/ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust from Ana Julia Arevalo and Maria Dolores Delcid dated December 12, 2006 and recorded in Liber 26985, Folio 498 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$328,000.00, and an original interest rate of , default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner’s entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **MAY 6, 2008 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 \$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 possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

90736 (4-17,4-24,5-1)

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

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

3002 RAYMOND COURT
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Willie D. Griffin dated April 30, 2004 and recorded in Liber 19692, Folio 423 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$245,000.00, and an original interest rate of 8.875, 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 **MAY 6, 2008 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 \$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.

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A SAFE
WEEKEND!*