

LEGALS

ORDER OF PUBLICATION

Julian Craig
2113 Parkside Drive
Bowie, MD 20721

vs. Plaintiff

Ralph Fuhrman
Josephine A. Fuhrman
P.O. Box 269
Piney Point, MD 20674

and any and all persons that have or claim to have an interest in the property situate, lying and being in the FIFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-15518

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
94372 (6-25,7-2,7-9)

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:

JULY 3, 2009 AT 10:00 A.M.

American Fleet Sales & Service, 201 - Ritchie Rd., Building C, Capitol Heights, MD 20743
AMER BUS
VIN: 1FVABPCT22HK92546

Giant Auto Body, 4825 Rhode Island Ave., Hyattsville, MD 20781
2001 TOYOTA
VIN: 4T1BF2K81U131197

Daniel Gibb, 3064 Annabelle Pl., Bowie, MD 20716
2003 OLDS
VIN: 1G3NL52F53C333891

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

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

94406 (6-25,7-2)

ORDER OF PUBLICATION

Uchinanchu, LLC
46-310 Nahewai Street
Kaneohe, HI 96744

vs. Plaintiff

Shawn Michael Page
Diane Page
5705 Signet Lane
Riversdale, MD 20737

Option One Mortgage Company
3 Ada Drive
Irvine, CA 92618

Wells Fargo Bank, N.A.
6501 Irvine Center Drive
Irvine, CA 92618

Howard N. Bierman
Jacob Geesing
Carrie M. Ward
Trustee(s)
4520 East West Highway, Suite 200
Bethesda, MD 20814

and any and all persons that have or claim to have an interest in the property situate, lying and being in the NINETEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-16598

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for

Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
94374 (6-25,7-2,7-9)

NOTICE

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

vs.

Jose Vasquez
Vivianna A. Vasquez
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-10475

Notice is hereby given this 15th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$358,511.70. The property sold herein is known as 4216 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
94308 (6-18,6-25,7-2)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on **JULY 13, 2009**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT #: 4219, 1983 MERCEDES 300 D
VIN #: WDBCB20A2DA002018
MONTGOMERY AUTOHAUS, INC., 7402 WESTMORE RD, ROCKVILLE

LOT #: 4226, 2000 VOLVO S 40
VIN #: YV1VS2551YF505791
ALTERNATIVE MOTORS, 9615 LANHAM SEVERN RD, SEABROOK

LOT #: 4227, 1990 MERCEDES 300 E
VIN #: WDBEA30D3LB120079
WAYNE'S AUTO SERVICE, 12 NORTH 6TH ST, DENTON

LOT #: 4233, 2003 SUZUKI GSX 600
VIN #: JS1GN7BA432101107
G&D AUTOMOTIVE & MARINE, 11339 RIDGELY RD, DENTON

LOT #: 4234, 1999 CADILLAC DEVILLE
VIN #: 1G6KD54Y8XU731520
DIAMOND AUTO CLINIC, 110 EAST DIAMOND AVE, GAITHERSBURG

LOT #: 4236, 2003 CHEVROLET S-10 BLAZER
VIN #: 1GNDDT13X93K146498
MILESTONE AUTOMOTIVE GROUP DBA AAMCO TRANSMISSIONS, 818 ROCKVILLE PIKE, ROCKVILLE

LOT #: 4568, 2001 CHRYSLER 300 M
VIN #: 2C3HE66G81H613965
ACTION AUTO BODY OF FORESTVILLE, 7970 PENN RANDALL PL, UPPER MARLBORO

LOT #: 4569, 1998 HYUNDAI ACCENT
VIN #: KMHVD34N4WU335731
THE COUNTY'S FILLING STATION, 11805 HG TRUMAN RD, LUSBY

LOT #: 4570, 2000 FORD EXPEDITION
VIN #: 1FMPU16L8YLA40262
THE COUNTY'S FILLING STATION, 11805 HG TRUMAN RD, LUSBY

LOT #: 4571 B, 1978 CATALINA 26FT, BOAT
HULL #: CTYL3845M78H
MD #: 7275 AC
SPRING COVE MARINA, 455 LORE RD, PO BOX 140, SOLOMONS

LEGALS

LOT #: 4237, 2003 HARLEY DAVIDSON
VIN #: 1HD1CGP133K438800
PLEASANTON'S CYCLE & WATERCRAFT, 111 NORTH BOHEMIA AVE, CECILTON

LOT #: 4573, 1975 TROJAN BOAT
HULL #: TRJ051150475
MD #: 5651AS
ST. MICHAELS OUTBOARD & MOWER INC, 1118 S. TALBOT ST, ST. MICHAELS

LOT #: 4600, 1999 FORD WIND-STAR
VIN #: 2FMZA5143XA44792
MOUNT VERNON AUTO SERVICE, 30170 MOUNT VERNON RD, PRINCESS ANNE

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

94407 (6-25,7-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BENITO MACARANAS**

Notice is given that Violeta R Dela Pena, whose address is 245 Panorama Dr., Oxon Hill, MD 20745 was on June 18, 2009 appointed personal representative of the estate of Benito Macaranas who died on April 16, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of December, 2009.

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

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

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

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

VIOLETA R DELA PENA
Personal Representative

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

Estate No. 82109
94390 (6-25,7-2,7-9)

Benjamin J. Woolery, Esquire
5303 West Court Drive
Upper Marlboro, MD 20772
301-627-5222

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MICHAEL A. FANNING**

Notice is given that Kelvin C. Jones, whose address is 15008 Easywater Lane, Charlotte, NC 28278 was on June 12, 2009 appointed personal representative of the estate of Michael A. Fanning, who died on June 1, 2009 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of December, 2009.

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

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

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

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

KELVIN C. JONES
Personal Representative

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

Estate No. 82069
94392 (6-25,7-2,7-9)

LEGALS

ORDER OF PUBLICATION

Ketan Patel
9860 Washington Blvd. North
Laurel, MD 20723-1930

vs. Plaintiff

Yvonne E. Manteen
12901 Woodmore Road
Bowie, MD 20721

Denyce Jackson
344 Hawthorne Terrace
Mt. Vernon, NY 10552

Michael D. Nord
One South Street, Suite 2200
Baltimore, MD 21202

J. Michael Millard
7168 Columbia Gateway Drive
Columbia, MD 21046

and

The Columbia Bank
7168 Columbia Gateway Drive
Columbia, MD 21046

and any and all persons that have or claim to have an interest in the property situate, lying and being in the THIRTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-15357

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
94373 (6-25,7-2,7-9)

NOTICE

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

vs.

Darrell Miller
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-38010

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$214,625.00. The property sold herein is known as 4109 Beachcraft Court, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk
94386 (6-25,7-2,7-9)

NOTICE

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

vs.

Samson Olabode Adegawa
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-34013

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$104,000.00. The property sold herein is known as 978 Central Hills Lane, Hyattsville, MD 20785.

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

True Copy—Test:
Peggy Magee, Clerk
94387 (6-25,7-2,7-9)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WAYNE BEAN**

Notice is given that Julie Bisgaard, whose address is 740 York Road, Clarksville, TN 37042 was on June 12, 2009 appointed personal representative of the estate of Wayne Bean who died on May 30, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of December, 2009.

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

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

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

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

JULIE BISGAARD
Personal Representative

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

Estate No. 82029
94391 (6-25,7-2,7-9)

NOTICE

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

vs.

India Rogers
Taofik Gbadamosi
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-38619

Notice is hereby given this 18th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$310,808.00. The property sold herein is known as 3821 Copperville Way, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk
94389 (6-25,7-2,7-9)

NOTICE

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

vs.

Reginald R. Kellibrew
Patricia S. Kellibrew
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-01815

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$126,225.00. The property sold herein is known as 6422 Southland Drive, Landover, MD 20785.

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

True Copy—Test:
Peggy Magee, Clerk
94378 (6-25,7-2,7-9)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DEBORAH J. EDWARDS**

Notice is given that Jeannie Edwards, whose address is 705 Capitol Heights Blvd., Capitol Heights, MD 20743 was on June 10, 2009 appointed personal representative of the estate of Deborah J. Edwards, who died on May 30, 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 on or before the 10th day of December, 2009.

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

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

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

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

JEANNIE EDWARDS
Personal Representative

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

Estate No. 79339
94394 (6-25,7-2,7-9)

NOTICE

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

vs.

Jameel Mohammed
Sheriffa Mohammed
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-29903

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
6620 23rd Avenue, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Jose S. Bonilla Granados, dated October 31, 2007, and recorded in Liber 30220 at folio 129 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

JULY 6, 2009
AT 12:03 PM

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

Lot 38, Block 7, in the subdivision known as "Riggs Manor".

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8 % per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

94323

(6-18,6-25,7-2)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
10600 North Keys Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Charles F. Hicks Jr., dated November 24, 2004, and recorded in Liber 21163 at folio 135 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

JULY 6, 2009
AT 12:00 NOON

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

Recorded among the land records of Prince George's County, Maryland in Liber 1698 at folio 299, and running thence with the center of Brandywine to North Keys Road.

The property is improved by a dwelling.

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

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

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

94322

(6-18,6-25,7-2)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
12012 Bion Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Manmohan S. Dhingra, dated March 31, 2006, and recorded in Liber 24989 at folio 623 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

JULY 6, 2009
AT 12:06 PM

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

Lot 21, Block "C", as shown on the plat entitled "Plat One, Resubdivision of Parcel A, Addition to Section Two, Tantallon Square".

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 \$50,897.99 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8 % per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

94324

(6-18,6-25,7-2)

THE PRINCE GEORGE'S POST

Call 301-627-0900 * * * Fax 301-627-6260

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8915 WOODBURN COURT
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Zuwena M. Iddi dated August 31, 2007 and recorded in Liber 28785, Folio 328 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$399,900.00, and an original interest rate of 7.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:13 AM.**

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

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

Terms of Sale: A deposit of \$41,500.00 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

94340

(6-18,6-25,7-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4014 HAMILTON STREET
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Bonny D. Overton dated May 24, 2007 and recorded in Liber 28028, Folio 508 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,500.00, and an original interest rate of 5.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:14 AM.**

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

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

Terms of Sale: A deposit of \$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,
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

94341

(6-18,6-25,7-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13106 LARKHALL CIRCLE
FT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Cedric L. Jordan and Julie A. Jordan dated June 26, 2006 and recorded in Liber 25610, Folio 376 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$409,444.82, and an original interest rate of 6.740, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$42,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

94321

(6-18,6-25,7-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GRANVILLE HENRY FRYE

Notice is given that Janelle Livesay, whose address is 4909 Enterprise Road, Bowie, MD 20720 was on June 4, 2009 appointed personal representative of the estate of Granville Henry Frye who died on March 21, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of December, 2009.

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

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

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

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

JANELLE L. LIVESAY
Personal Representative

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

Estate No. 81873
94301 (6-18,6-25,7-2)

ORDER

Enterprise Leasing Company,
Plaintiff

v.
Cathy Hoffman
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CA07-30803**

It is this 29th day of May, 2009, by the Circuit Court of Maryland for Prince George's County, in consideration of Plaintiff's Motion for Service by Alternative Means filed herein, based upon the Affidavit and for good cause shown, hereby **ORDERED**, that Plaintiff's Motion for Service by Alternative Means is hereby **GRANTED**, and it is further,

ORDERED, that once the summons in the instant matter has been reissued for the Defendant, Cathy Hoffman, that the Plaintiff shall effect service by publication, the said publication to be in the form set forth in Rule 3-122 and a copy of it is to be mailed to the defendant's last known address, and a copy of the order is also to be posted by the sheriff on a bulletin board in the immediate vicinity of the courthouse door, published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in the county in which the action is pending.

ALBERT W. NORTHPROP
JUDGE: Circuit Court of Maryland
for Prince George's County

94351 (6-18,6-25,7-2)

**NOTICE OF PETITION
TO TERMINATE RIGHTS**

To: The Unknown Biological father of Baby Girl Maldonado whose first Name is "Stedman" and to any other unknown biological father

You are hereby notified that a petition to adopt your biological daughter has been filed by certain adoptive parents in the Superior Court of Fulton County, Georgia, regarding Baby Girl Maldonado born to Emilia Maldonado on April 12, 2009 in Fulton County, Georgia.

All parental rights you may have with respect to said child will be lost, and you will receive neither notice of nor be entitled to object to the termination of your parental rights and the adoption of this child unless, within 30 days of receipt of this notice, you file (1) a petition to legitimate this child pursuant to Section 19-7-22 of the Official Code of Georgia Annotated and (2) notice of the filing of such Petition to Legitimate with the Superior Court of County, Georgia. You must make known such other objection as you may have to the adoption of said child within thirty (30) days of receipt of this notice. You must also provide notice of the filing of all objections to Rhonda L. Fishbein.

Witness, the Honorable Wendy L. Shoob, Judge of the Superior Court of Fulton County, Georgia.

Action No. 2009CV169795
Clerk of the Superior Court
Fulton County, Georgia
By: Deputy Clerk

Rhonda L. Fishbein, Esq.
2849 Paces Ferry Road
Suite 215
Atlanta, GA 30339
770-437-8582

Final hearing: August 18, 2009, 9:30 AM.

94319 (6-18,6-25,7-2)

NOTICE

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

vs.
Dominic Anderson
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-01365**

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$222,069.04. The property sold herein is known as 3709 40th Place, Brentwood, MD 20722.

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

True Copy—Test:
Peggy Magee, Clerk
94379 (6-25,7-2,7-9)

NOTICE

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

vs.
Charles Abiodun Oyetimbo
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-04029**

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$169,592.99. The property sold herein is known as 8455 Greenbelt Road Unit #101, Greenbelt, MD 20770.

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

True Copy—Test:
Peggy Magee, Clerk
94380 (6-25,7-2,7-9)

NOTICE

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

vs.
Corneilius Jones
Jeanne L. Jones
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-06779**

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$318,017.16. The property sold herein is known as 9804 Stall Avenue, Lanham, MD 20706.

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

True Copy—Test:
Peggy Magee, Clerk
94382 (6-25,7-2,7-9)

NOTICE

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

vs.
Robert Turner
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-01818**

Notice is hereby given this 15th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$343,744.82. The property sold herein is known as 3800 Halloway Circle, Upper Marlboro, MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk
94309 (6-18,6-25,7-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEVERLY A TOLSON

Notice is given that Jerome A Harper, Sr, whose address is 5531 Sands Road, P.O. Box 234, Lothian, MD 20711 and Jewel Harper, whose address is 2409 Colebrook Drive, Temple Hills, MD 20748 were on June 8, 2009 appointed co-personal representatives of the estate of Beverly A Tolson, who died on May 14, 2009 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of December, 2009.

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

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

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

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

JEROME A HARPER SR
JEWEL HARPER
Personal Representative

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

Estate No. 82015
94305 (6-18,6-25,7-2)

NOTICE

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

vs.
Andrew McDonald
Julia McDonald
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-06782**

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$200,612.18. The property sold herein is known as 3622 Endsley Place, Upper Marlboro, MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk
94383 (6-25,7-2,7-9)

COUNTY COUNCIL HEARINGS

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

**TUESDAY, JULY 14, 2009
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on **Tuesday, July 14, 2009**, the County Council of Prince George's County, Maryland, will hold the following public hearings:

- 1:30 P.M.**
Appointment of the following individuals to the Accokeek Development Review District Commission for Prince George's County:
- Dr. Deborah Byard Campbell Appointment/Resident
Replacing: Ms. Ann D. Smith
Term Expiring: 10/27/2011
 - Mr. Stevenson McLaine Appointment/Resident
Replacing: Lt. Bruce Arrington
Term Expiring: 10/27/2010
 - Mr. Warren Johnson, Jr. Reappointment/Vice Chair/Resident
Term Expiring: 10/27/2011
 - Mr. Clifford L. Woods, Jr. Reappointment/Resident
Term Expiring: 10/27/2011

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

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

Attest: Redis C. Floyd
Clerk of the Council
94439 (7-2)

Suzanne Simpson
Simpson Law, PA
2000 Spencerville Road
Spencerville, MD 20868
301-421-0190

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD A GRAY

Notice is given that Gertrude Gray, whose address is 10107 Phoebe Lane, Adelphi, MD 20783 was on May 7, 2009 appointed personal representative of the estate of Richard A Gray who died on January 8, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of November, 2009.

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

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

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

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

GERTRUDE GRAY
Personal Representative

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

Estate No. 81796
94300 (6-18,6-25,7-2)

NOTICE

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

vs.
John E. Boyd, Jr.
Rhonda Kennedy Boyd
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-37655**

Notice is hereby given this 11th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$119,508.58. The property sold herein is known as 6946 Greenvale Parkway, Hyattsville, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk
94307 (6-18,6-25,7-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CECELIA SERPHINA SPENCE

Notice is given that Donovan J Spence, whose address is 8810 Cipriano Court, Lanham, MD 20706 was on June 5, 2009 appointed personal representative of the estate of Cecelia Serphina Spence who died on January 26, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of December, 2009.

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

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

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

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

DONOVAN J SPENCE
Personal Representative

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

Estate No. 81998
94303 (6-18,6-25,7-2)

Dena C. Feeney, Esquire
1010 wayne Ave., Ste. 220
Silver Spring, MD 20910
301-587-2240

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MONICA MARY SMYTH

Notice is given that Lorraine Krusa, whose address is 27 Rose Court, Glen Carbon, IL 62034 was on June 22, 2009 appointed personal representative of the estate of Monica Mary Smyth who died on May 29, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of December, 2009.

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

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

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

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

LORRAINE KRUSA
Personal Representative

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

Estate No. 82125
94431 (7-2,7-9,7-16)

J. Allen Cohen, Esquire
The Cohen Law Firm
A Professional Corporation
23 East Centre Street
Baltimore, MD 21202
410-332-0414

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALDINE EMMA WATERS

Notice is given that Linda J. McGowens, whose address is 2304 Poplar Drive, Baltimore, Maryland 21207 was on June 2, 2009 appointed personal representative of the estate of Geraldine Emma Waters, who died on January 31, 2009 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 2nd day of December, 2009.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to

the undersigned, on or before the earlier of the following dates:

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

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

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

LINDA J. MCGOWENS
Personal Representative

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

Estate No. 81879
94366 (6-25,7-2,7-9)

Melvin L. Schneider
7701 Greenbelt Rd., Ste 202
Greenbelt, MD 20770
301-982-4800

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL LYNNE LAMBERT

Notice is given that John C. Hilliard, whose address is 2418 Valley Brook Lane, Gambrills, MD 21054 was on June 23, 2009 appointed personal representative of the estate of Cheryl Lynne Lambert, who died on December 10, 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 on or before the 23rd day of December, 2009.

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

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

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING
TUESDAY, JULY 14, 2009
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on **Tuesday, July 14, 2009**, the County Council of Prince George's County, Maryland, will hold the following public hearing:

1:30 P.M.

Appointment of the following individual to the Citizen Complaint Oversight Panel for Prince George's County:

Mr. William C. Simpson Appointment
Term Expiring: 1/8/2013

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600/TDD 301-925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center Parking lots.

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

Attest: Redis C. Floyd
Clerk of the Council

94440 (7-2)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING
TUESDAY, JULY 14, 2009
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on **Tuesday, July 14, 2009**, the County Council of Prince George's County, Maryland, will hold the following public hearing:

1:30 P.M.

Appointment of the following individual as Fire Chief for Prince George's County:

Mr. Eugene A. Jones

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600/TDD 301-925-5167.

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

Attest: Redis C. Floyd
Clerk of the Council

94441 (7-2)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS
TUESDAY, JULY 14, 2009
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on **Tuesday, July 14, 2009**, the County Council of Prince George's County, Maryland, will hold the following public hearings:

1:30 P.M.

Appointment of the following individual to the Washington Suburban Sanitary Commission for Prince George's County:

Mr. Antonio L. Jones Appointment
Replacing: Dr. Juanita D. Miller
Term Expiring: 6/1/2013

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

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

Attest: Redis C. Floyd
Clerk of the Council

94442 (7-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Keiry Miranda
Rigoberto Arias
Defendant(s)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers,
Substitute Trustees,
Plaintiffs
vs.
Salome Ndzulombe
Jamiru Ziwa Nyonjo
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-29909

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-07009

Notice is hereby given this 23rd day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of July, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$410,074.77. The property sold herein is known as 13102 Wellford Drive, Beltsville, MD 20705.

Notice is hereby given this 23rd day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of July, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$85,000.00. The property sold herein is known as 11326 Cherry Hill Road, Unit 302, Beltsville, MD 20705.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
94310 (6-18,6-25,7-2)

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
94408 (6-25,7-2,7-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3120 BELLAMY WAY
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Greg C. Evans dated November 9, 2005 and recorded in Liber 23893, Folio 110 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,500.00, and an original interest rate of 5.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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

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

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

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

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

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

94429 (7-2,7-9,7-16)

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

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
8106 RED FARM LANE, Bowie, Maryland 20715**

By virtue of the power and authority contained in a Deed of Trust from Karen V. Rogers and Adam P. Rogers, dated January 13, 2004, and recorded in Liber 19465 at folio 185 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 13, 2009
AT 12:12 PM**

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

LOT NUMBERED THREE (3), IN BLOCK LETTERED "F", IN THE SUB-DIVISION KNOWN AS "PLAT ELEVEN, SADDLEBROOK WEST".

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 \$43,866.57 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8 % per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

94399 (6-25,7-2,7-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2220 COLUMBIA PLACE
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Josue Ruiz and Rosa I. Martinez dated July 26, 2007 and recorded in Liber 28550, Folio 518 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$226,000.00, 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 St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:22 AM.**

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

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

Terms of Sale: A deposit of \$24,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

94348 (6-18,6-25,7-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5615 HAWTHORNE STREET
LANDOVER, MD 20785
A/K/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Rosa G. Carcamo dated January 25, 2008 and recorded in Liber 29331, Folio 315 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$337,500.00, and an original interest rate of 5.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:01 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by 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 \$34,500.00 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

94328 (6-18,6-25,7-2)

LEGALS

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
*09-0014	On Call Residential & General Contractor Services "EXTENDED"	Pre-submittal: OCCURRED Closes: 7/07/09 @ 2:00 pm	\$ 5.50
C09-068	Incontinent Supplies "EXTENDED"	Pre-bid: OCCURRED Closes: 07/15/09 @ 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 accommodation 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

94446 (7-2)

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT

ANNUAL ACTION PLAN: FY 2006, FY 2007, FY 2008, AND FY 2009

The Prince George's County Draft Substantial Amendment to the Housing and Community Development Annual Action Plans: FY 2006, FY 2007, FY 2008, and FY 2009 are now available for public comment for a period of 30 days. The public comment period will end on July 31, 2009. A copy of the substantial amendment is available at the main County libraries, at the Department of Housing and Community Development (DHCD) at 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774, the County's website: www.co.pg.md.us/Government/AgencyIndex/HCD or mailed upon request by contacting DHCD at 301-883-5540.

The purpose of the Substantial Amendment to these Annual Action Plans is to restructure and reprogram Community Development Block Grant (CDBG) activities generally related to Housing and Community Development. The County proposes to use \$449,818.00 in CDBG funds for activities that have been previously approved for funding but must be restructured to complete the projects and reprogram and reallocate \$918,707.06 in CDBG funds for existing and new activities.

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:
James E. Johnson, Acting Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Date: July 2, 2009

94448 (7-2)

NOTICE

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

vs.

Azuka Iwuchukwu
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-01808

Notice is hereby given this 29th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of July, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$384,006.82. The property sold herein is known as 8409 New Hampshire Avenue, Hyattsville, MD 20783.

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

True Copy—Test:
Peggy Magee, Clerk
94445 (7-2,7-9,7-16)

NOTICE

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

vs.

Hugo Salinas-Andrade
Mauricio Vidal Lopez
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-05631

Notice is hereby given this 29th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of July, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$366,219.82. The property sold herein is known as 12001 Orvis Way, Laurel, MD 20708.

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

True Copy—Test:
Peggy Magee, Clerk
94449 (7-2,7-9,7-16)

NOTICE

IN THE MATTER OF:
MARY ELIZABETH BRADFORD

FOR THE CHANGE OF NAME TO:
MARY ELIZABETH SPEED-BRADFORD

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-17916

A Petition has been filed to change the name of Mary Elizabeth Bradford to Mary Elizabeth Speed-Bradford.

The latest day by which an objection to the Petition may be filed is July 27, 2009.

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

94456 (7-2)

MECHANIC'S

LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on **JULY 20, 2009**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT #: 4239, 2000 BUICK LASABRE
VIN #: 1G4HR54KXYU132376

TOMMY'S AUTO CLINIC, 15005 MARLBORO PIKE, UPPER MARLBORO

LOT #: 4240, 1995 SAAB 900
VIN #: YS3DD75B757023402

TOMMY'S AUTO CLINIC, 15005 MARLBORO PIKE, UPPER MARLBORO

LOT #: 4241, 1999 MITSUBISHI MONTERO

VIN #: JA4MT31H1XP002608
TOMMY'S AUTO CLINIC, 15005 MARLBORO PIKE, UPPER MARLBORO

LOT #: 4243, 1994 TOYOTA CAMRY

VIN #: 4T1SK12E4RU448647
TOMMY'S AUTO CLINIC, 15005 MARLBORO PIKE, UPPER MARLBORO

LOT #: 4244, 1989 FORD F-350

VIN #: 1FTHF36M3KKN50784
JOHNSON BUS REPAIR SERVICE, 4500 S ST., BEAVER HEIGHTS

LOT #: 4245, 1997 VOLVO CONVENTIONAL TRACTOR

VIN #: 4V4WDBCH5VN722901
C & G TRUCK SERVICES, 1200 S. PONCA ST., BALTIMORE, PO BOX 5292

LOT #: 4247, 1996 INTERNATIONAL AL TRUCK

VIN #: 1HSRDLR8TH683512
C & G TRUCK SERVICES, 1200 S. PONCA ST., BALTIMORE, PO BOX 5292

LOT #: 4534, 1991 MERCEDES 300 SL

VIN #: WDBFA61E2MF028713
POSADA'S AUTO SERVICE INC., 6104 KENILWORTH AVE., RIVERDALE

LOT #: 4575, 2007 CHEVROLET SUBURBAN

VIN #: 1GNFK163X7J150348
SOUTHERN WHEEL & HUBCUP INC., 2564 OLD WASHINGTON RD., WALDORF

LOT #: 4571B, 1978 CATALINA CABIN 26FT

HULL #: CTYL3845M78H
MD #: 7275AC
SPRING COVE MARINA, 455 LORE RD., SOLOMONS, PO BOX 160

LOT #: 4573, 1975 TROJAN CABIN 30FT

HULL #: TRJ051150475
MD #: 5651A5
ST. MICHAELS OUTBOARD & MOWER INC, 1118 S. TALBOT ST, ST. MICHAELS

LOT #: 4574, 1989 GRADY WHITE OPEN 20FT

HULL #: NTLBF209H889
MD #: 5793 AU
ST. MICHAELS OUTBOARD & MOWER INC, 1118 S. TALBOT ST, ST. MICHAELS

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

94447 (7-2,7-9)

NOTICE

IN THE MATTER OF:
DORIS IRENE MCMILLIAN-WOFFORD

FOR THE CHANGE OF NAME TO:
DORIS IRENE MCMILLIAN

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-16668

A Petition has been filed to change the name of Doris Irene McMillian-Wofford to Doris Irene McMillian.

The latest day by which an objection to the Petition may be filed is July 21, 2009.

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

94454 (7-2)

NOTICE

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

vs.
Adewunmi Olatunde
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-07963

Notice is hereby given this 29th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of July, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$255,471.85. The property sold herein is known as 14006 Chestnut Court, Laurel, MD 20707.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
94450 (7-2,7-9,7-16)

NOTICE

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

vs.
Thomas P. Walker, Jr.
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-06770

Notice is hereby given this 23rd day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of July, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$136,409.00. The property sold herein is known as 8905 Maple Avenue, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
94411 (6-25,7-2,7-9)

NOTICE

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

vs.
Bolivar Romero Lopez
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-07429

Notice is hereby given this 29th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of July, 2009. The Report of Sale states the amount of the foreclosure sale price to be \$161,500.00. The property sold herein is known as 6309 61st Place, Riverdale, MD 20737.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
94451 (7-2,7-9,7-16)

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

NOTICE

IN THE MATTER OF:
KENNY QUISHAWD PETTY

FOR THE CHANGE OF NAME TO:
KENNY QUISHAWD HALL

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-11640

A Petition has been filed to change the name of Kenny Quishawd Petty to Kenny Quishawd Hall.

The latest day by which an objection to the Petition may be filed is July 21, 2009.

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

94452 (7-2)

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2806 QUAY AVENUE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Jerilyn A. Gates dated December 14, 2006 and recorded in Liber 27044, Folio 623 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$181,000.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$19,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

94460 (7-2,7-9,7-16)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4805 GALLATIN STREET
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust from Hugo Martinez dated May 29, 2007 and recorded in Liber 27977, Folio 650 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM**.

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

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

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

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

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

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

94461 (7-2,7-9,7-16)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
7424 Hill Stone Drive, Hyattsville, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Leroy Minton, dated January 26, 2005, and recorded in Liber 21581 at folio 721 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 10, 2009
AT 12:03 P.M.**

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

LOT NUMBERED 27, IN BLOCK LETTERED A, IN THE SUBDIVISION KNOWN AS "PLAT OF CORRECTION, PLAT 1, LOTS 1 THRU 53 AND PARCEL A, BLOCK A, CHANEY'S CHOICE.

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 \$19,654.26 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8 % per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

94361 (6-25,7-2,7-9)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
10707 Kitchener Court, Mitchellville, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Danielle Wilson, dated January 8, 2008, and recorded in Liber 29274 at folio 596 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 13, 2009
AT 12:00 NOON**

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

BEING KNOWN AND DESIGNATED AS LOT NO. 128 AS SHOWN ON A PLAT ENTITLED PLAT THREE, LOTS 75-131 AND PARCELS D, E, F, G, & I, WESTLAKE.

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

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

94363 (6-25,7-2,7-9)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
1429 10th St., Glenarden, Maryland 20706**

By virtue of the power and authority contained in a Deed of Trust from Maurice T. Smith, dated March 26, 2007, and recorded in Liber 28521 at folio 140 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 10, 2009
AT 12:00 NOON**

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

Being known and designated as lots Eighteen (18), Nineteen (19) and Twenty (20), in Block Ten (10), Glenarden Height Subdivision, as per Plat thereof record among the Plat records of Prince George's County, Maryland in Plat Book 2 at Plat 4.

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 \$37,314.67 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.6% 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

94362 (6-25,7-2,7-9)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
301 Stan Fey Drive, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Abaywesh Arega and Beniam Solomon, dated April 24, 2007, and recorded in Liber 27890 at folio 610 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 13, 2009
AT 12:06 PM**

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

LOT NUMBERED 16 IN THE SUBDIVISION KNOWN AS "PLAT OF SUBDIVISION, LOTS 15-17 & 24-25, PLAT THREE, SCHELFORD NORTH ESTATES".

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 \$58,551.56 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8 % per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

94398 (6-25,7-2,7-9)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
9906 Chessington Way, Mitchellville, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Franklin O. Olagbaju, dated August 30, 2007, and recorded in Liber 28648 at folio 067 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 6, 2009
AT 12:09 PM**

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

Lot Numbered Four (4), in Block lettered "A" as shown on a plat entitled "Plat 6, Lots 1-21, Block A and Lots 1-9, block C, BALK HILL.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$60,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8 % per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

94325 (6-18,6-25,7-2)

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

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

**3619 EDWARDS STREET
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Barbara C. Yousif and Mohamed R.A. Yousif dated March 7, 2006 and recorded in Liber 24614, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,200.00, 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 St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:21 AM.**

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

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

Terms of Sale: A deposit of \$21,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

94330 (6-18,6-25,7-2)

The Prince George's Post Newspaper

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

PGPOST@GMAIL.COM

LEGALS

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

TRUSTEES' SALE

Case No. CAE-09-02688

Of Valuable Unimproved Real Estate
located in Prince George's County, Maryland

Parcel 143, Tax Map 120, Grid B2
8801 Duvall Road
Upper Marlboro, MD 20772

Parcel 147, Tax Map 120, Grid B3
8801 Duvall Road
Upper Marlboro, MD 20772

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Sabir Manteen to Stanley L. Merson and S. Lynne Pulford, dated April 15, 2005, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 21850, at Folio 543, docketed for foreclosure in Civil No. CAE-09-02688, 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 Main Street entrance to the Duval Wing of the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, MD 20772, on

WEDNESDAY, JULY 15, 2009

AT 11:00 A.M.

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

PARCEL 143

COMMENCING for the same at a point on the western most right-of-way for Duvall Road (variable width) said point further being on the bank of a creek and the northern most of a 37.712+/- acre parcel; said parcel of land being a portion of the portion of the properties conveyed by a deed recorded among the Land Records of Prince George's, Maryland in Liber 7933 at Folio 712: Thence departing said point so fixed and running with the beforementioned western most right-of-way line for Duvall Road 161.22 feet along the arc of a curve to the right having a radius of 570.00 feet and subtended by a chord bearing and distance of South 08 Degrees 40 Minutes 50 Seconds West 160.68 feet to a point; Thence 113.28 feet along the arc of a curve to the left having a radius of 765.00 feet and subtended by a chord bearing and distance of South 04 Degrees Minutes 18 Seconds West 113.18 feet to a point; Thence South 08 Degrees 10 Minutes 43 Seconds West 22.26 feet to the true point and place of BEGINNING; Thence departing said point so fixed and continuing with the western most right-of-way line for Duvall Road.

1. South 08 Degrees 10 minutes 43 Seconds West 274.64 feet to a point; Thence 28.81 feet along the arc of a curve to the right having a radius of 875.83 feet and subtended by a chord bearing and distance of

2. South 09 Degrees 06 Minutes 37 Seconds West 28.81 feet; Thence departing the beforementioned westernmost right-of-way line for Duvall Road so as to cross and include a portion of the 37.712+/- acres

3. North 89 Degrees 25 Minutes 20 Seconds West 750.57 feet to a point on the western most outline of the entire tract of parcel of land; Thence running in part with said western most outline

4. North 07 Degrees 57 Minutes 30 Seconds East 302.70 feet to a point; Thence departing said western most outline of the entire tract of parcel so as to cross and include a portion of the beforementioned 37.712+/- acres

5. South 89 Degrees 25 Minutes 20 Seconds East 752.21 feet to the true point and place of beginning.

CONTAINING 225,629 square feet or 5.180 acres of land more or less.

PARCEL 147

COMMENCING for the same at a point on the western most right-of-way line for Duvall Road (variable width) said point further being on the bank of a creek and the northern most corner of a 37.712+/- acre parcel; said parcel of land being a portion of the properties conveyed by a deed recorded among the Land Records of Prince George's County, Maryland in Liber 7933 at Folio 712; Thence departing said point so fixed and running with the beforementioned western most right-of-way line for Duvall Road 161.22 feet along the arc of a curve to the right having a radius of 570.00 feet and subtended by a chord bearing and distance of South 04 Degrees 26 Minutes 18 seconds West 113.18 feet to a point; Thence South 08 Degrees 10 Minutes 43 seconds West 296.90 feet to a point; Thence 28.81 feet along the arch of a curve to the right having a radius of 875.83 feet and subtended by a chord bearing and distance of South 09 Degrees 06 Minutes 37 seconds west 28.81 feet to the true point and plat of BEGINNING; Thence continuing with western most right-of-way line for Duvall Road 69.96 feet along the arc of a curve to right having a radius of 875.83 feet and subtended by a chord bearing and distance of

1. South 14 Degrees 39 minutes 17 seconds west 290.28 feet to a point; thence departing the beforementioned westernmost right of way line for Duvall Road so as to cross and include a portion of the 37.712+/- acres

2. North 79 Degrees 07 minutes 25 seconds west 244.37 feet to a point; Thence

3. North 89 Degrees 25 minutes 20 seconds west 463.75 feet to a point on the western most outline of the entire tract of a parcel of land; Thence running in part with said western most outline

4. North 03 Degrees 45 minutes 27 seconds East 16.68 feet to a point; Thence

5. North 07 Degrees 57 minutes 30 seconds East 292.12 feet to a point; Thence departing said western most outline of the entire tract or parcel so as to cross and include a portion of the beforementioned 37.712+/- acres

6. South 89 Degrees 25 minutes 20 seconds East 750.57 feet to the true point and place of beginning.

Parcel 143 will be offered for sale first and if the sale proceeds are insufficient to pay the Note secured by the said Deed of Trust, Parcel 147 will then be offered for sale. If and after Parcel 143 and Parcel 147 are offered for sale separately, Parcel 143 and Parcel 147 will then be sold together and the highest aggregate price for Parcel 143 and Parcel 147 will be accepted.

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

A deposit of \$12,500.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale for each Property. The balance of the purchase price shall bear interest at the rate of 6.3750% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser.

LEGALS

chaser. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

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

Compliance with the terms of sale shall be made within ten (10) days after final ratification of the sale unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the property will be resold at the risk and expense of the defaulting purchaser.

The Trustees are not liable, individually or otherwise, for any reason. If title to the Property is not, or cannot be transferred consistent with the terms hereof, for any reason, the Trustee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
Substitute Trustees

94364 (6-25-7-2-7-9)

REVISED NOTICE

June 19, 2009

***MANDATORY SUBCONTRACTING: THIS BID REQUIRES TWENTY PERCENT (20%) SUBCONTRACTING TO A PRINCE GEORGE'S COUNTY CERTIFIED MINORITY IN ACCORDANCE WITH SUBTITLE 10A-136 OF THE PRINCE GEORGE'S COUNTY GOVERNMENT PROCUREMENT REGULATIONS AND LAW.

NOTICE TO CONTRACTORS

Request to Bid No.: No. HAD 2009-05 Marlborough Towne & Kimberly Gardens: Water Distribution Replacement Asphalt Pavement, Curbs, Sidewalk & Walkways Replacement

NON-REFUNDABLE SPEC. FEE \$ 75.00

SPECIFICATIONS AVAILABLE: June 10, 2009

• PRE-BID CONFERENCE: TO BE HELD: July 2, 2009 @ 10:00 A.M. 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774 Site visit to following: Kimberly Gardens, 9214 Cherry Lane, Laurel, Maryland 20718, Marlborough Towne, 1849 Tanow Place, District Heights, Maryland 20747

• BID PRICE RESPONSE DUE DATE: July 23, 2009 @ 3:00 P.M.

• CONTRACT SPECIALIST: Elaine M. Watson (301) 883-5487

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

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

The work includes, replacement of water distribution systems, repair and/or remove/install new concrete curbs, sidewalks and walkways to residential units, replacement of entire paving as specified and indicated on the drawings. The work has to be performed as per the manufacturer's requirements. Both projects shall be done simultaneously.

Bidders may review the plans, specifications, and other contractual documents at the following locations on or after June 10, 2009.

Blue Reports: 7325 Steel Mill Drive
Springfield, Virginia 22150
(703) 644-5997 (703) 644-1929 Fax

National Association of Minority Contractors 4710 Auth Place, Suite 695
Camp Springs, Maryland 20746
(301) 899-7799 (301) 899-3181 Fax

Prince George's County Contractors Association 5825 Barnes Drive
Clinton, Maryland 20735
(301) 440-7736 (301) 877-3074 Fax

94401 (6-25-7-2)

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Indefinite Quantity – Term Contract for Roadway and Drainage Improvements, Contract Number 847-H (E), will be received until Thursday, July 16, 2009, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on June 22, 2009, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. This is an Indefinite Quantity – Term contract to perform roadway and drainage improvements of a routine and emergency nature. This solicitation will be used to establish contract terms, conditions and contract rates for these construction efforts. Specific assignments under this contract will utilize a combination of these rates to collectively develop a Work Order.

The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
500	CY	Excavation Class 1
500	CY	Excavation Class 2
200	CY	Borrow Excavation
500	SY	Removal of Existing Concrete Sidewalk
1000	LF	Removal of Existing Curb
200	CY	Class 3 Trench Excavation
500	CY	Selected Backfill – No. 57 Aggregate
1000	LF	Reinforced Concrete Pipe Class 4 & 5 - Various Sizes
650	LF	Heavy Duty Polyethylene (HDPE) Pipe – Various Sizes
420	LF	Corrugated Metal Pipe – 16 Gauge – Various Sizes
400	LF	Cleaning of Existing Pipe Culverts

LEGALS

50	EA	Standard Concrete End Section – Various Sizes
50	EA	Standard HDPE End Section – Various Sizes
4000	LF	PVC Underdrain – Various Sizes
2000	LF	Silt Fence
1000	LF	Super Silt Fence
200	TON	Stone Rip Rap – Class 1
20	CY	Class 3 Excavation for Structures
40	CY	Footing for Structures using Concrete Mix No. 3
40	CY	Sub-Structures using Concrete Mix No. 6
40	CY	Super-Structures using Concrete Mix No. 6
1000	LBS	Epoxy-Coated Reinforcing Bars
2000	SY	Graded Aggregate Base – 4 Inch Lift
19000	TON	Hot Mix Asphalt Superpave – Various Mixes
12000	SY	Milling Hot Mix Asphalt Pavement
5000	LF	Permanent Reflective Thermoplastic Pavement Markings
2500	LF	Standard Concrete Curb
6000	SF	Concrete Sidewalk
1500	LF	Galvanized Metal Traffic Barrier W Beam
2000	SY	Furnish and Place Topsoil
1500	SY	Temporary Seeding and Mulching
1500	SY	Permanent Seeding and Mulching
100	HR	Lawn Mowing – Manual
500	SY	Sodding
100	LF	Furnish and Install Metal Sign Supports
600	LF	Furnish and Install Electrical Conduit
200	SF	Furnish and Install Ground Mounted Sheet Aluminum Signs

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Indefinite Quantity – Term Contract for Roadway and Drainage Improvements, Contract No. 847-H (E)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on **Monday, July 6, 2009, at 2:00 PM** local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

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

94318 (6-18-6-25-7-2)

NOTICE

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

vs.

Rhonda V. Parker
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-06780

Notice is hereby given this 23rd day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$160,288.66. The property sold herein is known as 3013 Clow Court, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk
94409 (6-25-7-2-7-9)

NOTICE

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

vs.

Mariama Sanu
Abdul Sanu
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-05823

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$296,000.00. The property sold herein is known as 13004 Scalp Duck Court, Upper Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk
94385 (6-25-7-2-7-9)

NOTICE

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

vs.

James E. Simpson
Rebecca J. Simpson
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-06778

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$373,002.13. The property sold herein is known as 8906 Churchfield Lane, Laurel, MD 20708.

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

True Copy—Test:
Peggy Magee, Clerk
94384 (6-25-7-2-7-9)

NOTICE

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

vs.

Florence U. Andoumbene
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-05627

Notice is hereby given this 19th day of June, 2009, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2009, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of July, 2009.

The Report of Sale states the amount of the foreclosure sale price to be \$208,250.00. The property sold herein is known as 12469 Old Colony Drive, Upper Marlboro, MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk
94381 (6-25-7-2-7-9)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**202 PEPPER MILL DRIVE
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Lawrence Melvin Thomas and Mary H. Thomas dated April 12, 2006 and recorded in Liber 25027, Folio 97 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$154,500.00, 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 St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:07 AM.**

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

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

Terms of Sale: A deposit of \$15,500.00 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

94334 (6-18,6-25,7-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11811 FROST DRIVE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from William O. Young, III dated December 21, 2005 and recorded in Liber 26960, Folio 571 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$393,000.00, and an original interest rate of 7.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:10 AM.**

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

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

Terms of Sale: A deposit of \$43,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

94337 (6-18,6-25,7-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**807 57TH PLACE
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Silvester Stokes dated October 22, 2007 and recorded in Liber 29131, Folio 292 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,000.00, and an original interest rate of 7.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:08 AM.**

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

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

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

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

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

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

94335 (6-18,6-25,7-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3101 SOUTHERN AVENUE UNIT #15
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Jose W. Portillo dated September 13, 2007 and recorded in Liber 28777, Folio 061 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$125,000.00, and an original interest rate of 8.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 7, 2009 AT 11:27 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$13,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

94356 (6-18,6-25,7-2)

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LEGALS

ORDER OF PUBLICATION

Ketan Patel
9860 Washington Blvd. North
Laurel, MD 20723-1930

vs. Plaintiff

Yvonne E. Manteen
12901 Woodmore Road
Bowie, MD 20721

Denyce Jackson
344 Hawthorne Terrace
Mt. Vernon, NY 10552

Michael D. Nord
One South Street, Suite 2200
Baltimore, MD 21202

J. Michael Millard
7168 Columbia Gateway Drive
Columbia, MD 21046

and

The Columbia Bank
7168 Columbia Gateway Drive
Columbia, MD 21046

and any and all persons that have or claim to have an interest in the property situate, lying and being in the THIRTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-15359

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
94367 (6-25,7-2,7-9)

ORDER OF PUBLICATION

Ketan Patel
9860 Washington Blvd. North
Laurel, MD 20723-1930

vs. Plaintiff

McDaniels Development Company, LLC
303 Major King Lane
Fort Washington, MD 20744

McDaniels Construction Company, LLC
9344 Lanham Severn Road
Lanham, MD 20706

J. Michael Millard
7168 Columbia Gateway Drive
Columbia, MD 21046

David S. Musgrave, Esquire
Ober, Kaler, Grimes & Shriver
A Professional Corporation
120 East Baltimore Street
Baltimore, MD 21202

The Columbia Bank
7168 Columbia Gateway Drive
Columbia, MD 21046

Prince George's County, Maryland
County Administration Building
Upper Marlboro, MD 20772

Serve: Stephanie Anderson,
County Attorney
County Administration Bldg., 5th Floor
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situate, lying and being in the TWELFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-16698

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 12-359675-6; Lot 25, Block E, Tax Map 113, Grid F2, legal description as T-DT S/B 10/06/04 L20428 F100, in the subdivision known as "PLAT 6, POTOMAC RIDGE", as per Plat Book REP 201 at Plat 9, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 9,569 sq. ft., assessed to McDaniels Construction Company LLC, per Deed recorded in Liber 27865 at Folio 222. \$594.89 was

paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said property to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
94368 (6-25,7-2,7-9)

ORDER OF PUBLICATION

Ketan Patel
9860 Washington Blvd. North
Laurel, MD 20723-1930

vs. Plaintiff

Yvonne E. Manteen
12901 Woodmore Road
Bowie, MD 20721

Denyce Jackson
344 Hawthorne Terrace
Mt. Vernon, NY 10552

Michael D. Nord
One South Street, Suite 2200
Baltimore, MD 21202

J. Michael Millard
7168 Columbia Gateway Drive
Columbia, MD 21046

and

The Columbia Bank
7168 Columbia Gateway Drive
Columbia, MD 21046

and any and all persons that have or claim to have an interest in the property situate, lying and being in the THIRTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-15350

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
94371 (6-25,7-2,7-9)

ORDER OF PUBLICATION

Ketan Patel
9860 Washington Blvd. North
Laurel, MD 20723-1930

vs. Plaintiff

McDaniels Development Company, LLC
9344 Lanham Severn Road, Suite 200
Lanham, MD 20706

McDaniels Construction Company, LLC
306 Lismore Drive
Fort Washington, MD 20744

J. Michael Millard
7168 Columbia Gateway Drive
Columbia, MD 21046

David S. Musgrave, Esquire
120 East Baltimore Street
Baltimore, MD 21202

The Columbia Bank
7168 Columbia Gateway Drive
Columbia, MD 21046

Waterside Conservation, LLC
12500 Fair Lake Circle, Suite 400
Fairfax, VA 22033

John D. Reinhardt, Esquire
8806 Deer Hollow Lane
Potomac, MD 20854

LEGALS

Prince George's County, Maryland
County Administration Building
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situate, lying and being in the FIFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-16697

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 05-360645-6; Lot 48, Tax Map 141, Grid D2, in the subdivision known as "PLAT 3, WATERFORD COVE", as per Plat Book REP 200 at Plat 97, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 56,851 sq. ft., assessed to McDaniels Development Company LLC, per Deed recorded in Liber 22171 at Folio 282. \$295.42 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said property to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
94369 (6-25,7-2,7-9)

ORDER OF PUBLICATION

Ketan Patel
9860 Washington Blvd. North
Laurel, MD 20723-1930

Plaintiff

vs.

Yvonne E. Manteen
12901 Woodmore Road
Bowie, MD 20721

Denyce Jackson
344 Hawthorne Terrace
Mt. Vernon, NY 10552

Michael D. Nord
One South Street, Suite 2200
Baltimore, MD 21202

J. Michael Millard
7168 Columbia Gateway Drive
Columbia, MD 21046

and

The Columbia Bank
7168 Columbia Gateway Drive
Columbia, MD 21046

and any and all persons that have or claim to have an interest in the property situate, lying and being in the THIRTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-15349

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
94375 (6-25,7-2,7-9)

ORDER OF PUBLICATION

Ketan Patel
9860 Washington Blvd. North
Laurel, MD 20723-1930

vs. Plaintiff

Yvonne E. Manteen
12901 Woodmore Road
Bowie, MD 20721

Denyce Jackson
344 Hawthorne Terrace
Mt. Vernon, NY 10552

Michael D. Nord
One South Street, Suite 2200
Baltimore, MD 21202

J. Michael Millard
7168 Columbia Gateway Drive
Columbia, MD 21046

and

The Columbia Bank
7168 Columbia Gateway Drive
Columbia, MD 21046

and any and all persons that have or claim to have an interest in the property situate, lying and being in the THIRTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-15356

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 16th day of June, 2009, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 10th day of July, 2009, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
94376 (6-25,7-2,7-9)

ORDER OF PUBLICATION

Ketan Patel
9860 Washington Blvd. North
Laurel, MD 20723-1930

vs. Plaintiff

McDaniels Development Company, LLC
9344 Lanham Severn Road, Suite 200
Lanham, MD 20706

McDaniels Construction Company, LLC
305 Lismore Drive
Fort Washington, MD 20744

J. Michael Millard
7168 Columbia Gateway Drive
Columbia, MD 21046

David S. Musgrave, Esquire
Ober, Kaler, Grimes & Shriver
A Professional Corporation
120 East Baltimore Street
Baltimore, MD 21202

The Columbia Bank
7168 Columbia Gateway Drive
Columbia, MD 21046

Prince George's County, Maryland
County Administration Building
Upper Marlboro, MD 20772

Serve: Stephanie Anderson,
County Attorney
County Administration Bldg., 5th Floor
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situate, lying and being in the FIFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-16696

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 05-361908-7; Lot 31, Tax Map 141, Grid D2, in the subdivision known as "PLAT 3, WATERFORD COVE", as per Plat Book REP 200 at Plat 97, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 30,148 sq. ft., assessed to McDaniels Development Company LLC, per Deed recorded in Liber 23533 at Folio 103. \$284.59 was paid to the Collector at the time of sale.

LEGALS

property situate, lying and being in the FIFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 09-16699

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 05-360644-9; Lot 47, Tax Map 141, Grid D2, in the subdivision known as "PLAT 3, WATERFORD COVE", as per Plat Book REP 200 at Plat 97, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 40,048 sq. ft., assessed to McDaniels Development Company LLC, per Deed recorded in Liber 23533 at Folio 103. \$288.62 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 23rd day of June, 2009, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 16th day of July, 2009, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2009, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk
94428 (7-2,7-9,7-16)

NOTICE

IN THE MATTER OF:
DONNA STEWART

FOR THE CHANGE OF
NAME TO:
DONNA TRIM-STEWART

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-16656

A Petition has been filed to change the name of Donna Stewart to Donna Trim-Stewart.

The latest day by which an objection to the Petition may be filed is July 21, 2009.

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

94453 (7-2)

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LAW OFFICES
Meyers, Rodbell & Rosenbaum, P.A.
Berkshire Building Suite 400
6801 Kenilworth Avenue
Riverdale, Maryland 20737
(301) 699 5800

SUBSTITUTE TRUSTEES' SALE

Valuable improved real estate located in Prince George's County, Maryland known as 5001 Auth Way, Suitland, MD 20746.

By virtue of the power and authority contained in a Deed of Trust from JK III, L.L.C., a Virginia limited liability company, to Leslie S. Smith and Hunter Calloway, trustees for the benefit of Bank of Maryland, predecessor in interest to VW Credit, Inc., dated May 8, 1998, and recorded May 11, 1998 securing \$5,600,000, and recorded among the land records of Prince Georges County, Maryland in Liber 12166, folio 44, as modified by Modification of Purchase Money Deed of Trust, an Assignment of Rents and Security Agreement recorded among the land records of Prince Georges County, Maryland in Liber 13834, folio 546, and as modified by Second Modification of Purchase Money Deed of Trust, an Assignment of Rents and Security Agreement recorded among the land records of Prince Georges County, Maryland in Liber 25911, folio 412, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Trustee will sell at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Duvall Wing Entrance, Upper Marlboro, Maryland on

JULY 21, 2009 AT 10:00 A.M.

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust and as follows:

Being known and designated as Parcel "P" as depicted on that certain subdivision plat entitled, "PARCELS P AND Q, AUTH ROAD CENTER", which plat is duly recorded among the Land Records of Prince George's County, Maryland at Plat Book NLP 116, Plat No. 68.

The property is improved for its prior use as a car dealership, including but not limited to, a one story brick building containing 53,800± square feet and a one story building containing 11,000± square feet (hereinafter referred to as "Mortgaged Property").

CONDITIONS OF SALE

1. The Mortgaged Property will be sold and conveyed subject to all matters of record, including without limitation, applicable easements, rights of way, covenants, conditions and restrictions, and environmental and other conditions and all applicable federal, state, local laws, ordinances, and regulations affecting the Mortgaged Property.

2. The Mortgaged Property will be sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition, without recourse, representation or warranty. Neither the Trustee nor the noteholder, or their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, either express or implied, with respect to the Mortgaged Property, including, without limitation, the description, use, construction, physical condition, habitability, zoning, environmental condition, fitness for a particular purpose or merchantability of all or any part of the Mortgaged Property.

3. The Mortgaged Property is sold subject to all rights of tenants in the property, if any, and the Selling Parties shall not be required to deliver possession of the Mortgaged Property free and clear of any such tenancy at settlement.

TERMS OF SALE

A deposit of \$150,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Trustee, her successors or assigns, time being of the essence. Conveyance shall be by Trustee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Rodbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of seven percent (7%) per annum. The Trustee reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, water rents, sewer rents, rental income, if any, and all other public charges payable on an annual, semi-annual, or quarterly basis shall be as of the date of sale and assumed thereafter by the purchaser. If Purchaser fails to settle within ten days of ratification, Purchaser agrees to pay attorneys' fees in the amount of \$750.00, plus costs, if the Trustee has moved to resell the property. 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 the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Trustee may then resell the property at the risk and cost the defaulting purchaser.

If the Trustee cannot deliver marketable title, subject to tenancies and the rights of parties in possession, to the purchaser(s), the sole remedy of purchaser(s) in law or equity shall be limited to the return of the purchaser(s)' deposit. Purchaser agrees to pay \$295.00 at settlement to the Seller's attorney 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.

Robert H. Rosenbaum
Substitute Trustees

94438 (7-2-7-9,7-16)

LAW OFFICES
Meyers, Rodbell & Rosenbaum, P.A.
Berkshire Building Suite 400
6801 Kenilworth Avenue
Riverdale, Maryland 20737
(301) 699 5800

MORTGAGEE'S SALE

Valuable improved real estate located in Prince George's County, Maryland known as 4721 and 4725 Auth Place, Suitland, MD 20746.

By virtue of the power and authority contained in a Mortgage from JK III, L.L.C., a Virginia limited liability company, to VW Credit, Inc., dated September 18, 2000 and recorded September 22, 2000 securing \$5,500,000.00, and recorded among the land records of Prince Georges County, Maryland in Liber 14071, folio 282, as amended by Modification of Mortgage, Security Agreement and Fixture Filing with Assignment of Rents recorded in Liber 15389, folio 189, as amended by Second Modification of Mortgage, Security Agreement and Fixture Filing with Assignment of Rents recorded in Liber 25935, folio 313 and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Assignee of the Mortgage ("Mortgagee") will sell at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Duvall Wing Entrance, Upper Marlboro, Maryland on

JULY 21, 2009 AT 10:15 A.M.

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, Maryland and more fully described in the aforesaid Mortgage and as follows:

Parcel "M", in the subdivision known as "Parcels L, M and N, Auth Road Center", as per plat thereof recorded among the Land Records of said County in Plat Book N.L.P. 102 at Plat 78.

Subject to and together with a non-exclusive thirty foot (30 foot) Right-of-Way imposed by Deed with and between Samuel T. Wood, et al., and Hanover trail Steak House of Maryland, Inc., recorded December 9, 1997 in Liber 4861 at folio 685, also as shown on the subdivision plat of Auth Road Center recorded in Plat Book N.L.P. 102 at Plat 78.

The property is improved for its prior use as an automobile dealership, including but not limited to, a building previously used as a

LEGALS

showroom containing 13,512± square feet and a building previously used as a body shop containing 43,445± square feet (hereinafter referred to as "Mortgaged Property").

CONDITIONS OF SALE

1. The Mortgaged Property will be sold and conveyed subject to all matters of record, including without limitation, applicable easements, rights of way, covenants, conditions and restrictions, and environmental and other conditions and all applicable federal, state, local laws, ordinances, and regulations affecting the Mortgaged Property.

2. The Mortgaged Property will be sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition, without recourse, representation or warranty. Neither the Mortgagee nor the noteholder, or their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, either express or implied, with respect to the Mortgaged Property, including, without limitation, the description, use, construction, physical condition, habitability, zoning, environmental condition, fitness for a particular purpose or merchantability of all or any part of the Mortgaged Property.

3. The Mortgaged Property is sold subject to all rights of tenants in the property, if any, and the Selling Parties shall not be required to deliver possession of the Mortgaged Property free and clear of any such tenancy at settlement.

TERMS OF SALE

A deposit of \$200,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Mortgagee, her successors or assigns, time being of the essence. Conveyance shall be by Mortgagee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Rodbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of seven percent (7%) per annum. The Mortgagee reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, water rents, sewer rents, rental income, if any, and all other public charges payable on an annual, semi-annual, or quarterly basis shall be as of the date of sale and assumed thereafter by the purchaser. If Purchaser fails to settle within ten days of ratification, Purchaser agrees to pay attorneys' fees in the amount of \$750.00, plus costs, if the Mortgagee has moved to resell the property. 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 the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Mortgagee may then resell the property at the risk and cost the defaulting purchaser.

If the Mortgagee cannot deliver marketable title, subject to tenancies and the rights of parties in possession, to the purchaser(s), the sole remedy of purchaser(s) in law or equity shall be limited to the return of the purchaser(s)' deposit. Purchaser agrees to pay \$295.00 at settlement to the Seller's attorney 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.

Robert H. Rosenbaum
Assignee of Mortgagee

94444 (7-2-7-9,7-16)

LAW OFFICES
Meyers, Rodbell & Rosenbaum, P.A.
Berkshire Building Suite 400
6801 Kenilworth Avenue
Riverdale, Maryland 20737
(301) 699 5800

MORTGAGEE'S SALE

Valuable improved real estate located in Prince George's County, Maryland known as 4731 Auth Place, Suitland, MD 20746.

By virtue of the power and authority contained in a Mortgage from JK III, L.L.C., a Virginia limited liability company, to VW Credit, Inc., dated October 21, 2003, and recorded October 28, 2003 securing \$750,000.00, and recorded among the land records of Prince Georges County, Maryland in Liber 18278, folio 726, as amended by Modification of Mortgage, Security Agreement and Fixture Filing with Assignment of Rents recorded in Liber 25911, folio 424, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Assignee of the Mortgage ("Mortgagee") will sell at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Duvall Wing Entrance, Upper Marlboro, Maryland on

JULY 21, 2009 AT 10:30 A.M.

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, Maryland and more fully described in the aforesaid Mortgage and as follows:

Parcel lettered "N" in a subdivision known as "AUTH ROAD CENTER" as per plat thereof recorded in Plat Book NLP 102 at Plat 78 among the Land Records of Prince George's County, Maryland.

The property is improved by a sales trailer and parking lot (hereinafter referred to as "Mortgaged Property").

CONDITIONS OF SALE

1. The Mortgaged Property will be sold and conveyed subject to all matters of record, including without limitation, applicable easements, rights of way, covenants, conditions and restrictions, and environmental and other conditions and all applicable federal, state, local laws, ordinances, and regulations affecting the Mortgaged Property.

2. The Mortgaged Property will be sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition, without recourse, representation or warranty. Neither the Mortgagee nor the noteholder, or their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, either express or implied, with respect to the Mortgaged Property, including, without limitation, the description, use, construction, physical condition, habitability, zoning, environmental condition, fitness for a particular purpose or merchantability of all or any part of the Mortgaged Property.

3. The Mortgaged Property is sold subject to all rights of tenants in the property, if any, and the Selling Parties shall not be required to deliver possession of the Mortgaged Property free and clear of any such tenancy at settlement.

TERMS OF SALE

A deposit of \$25,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Mortgagee, her successors or assigns, time being of the essence. Conveyance shall be by Mortgagee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Rodbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of seven percent (7%) per annum. The Mortgagee reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, water rents, sewer rents, rental income, if any, and all other public charges payable on an annual, semi-annual, or quarterly basis shall be as of the date of sale and assumed thereafter by the purchaser. If Purchaser fails to settle within ten days of ratification, Purchaser agrees to pay attorneys' fees in the amount of \$750.00, plus costs, if the Mortgagee has moved to resell the property. Purchaser waives personal service of any paper filed in connection

LEGALS

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 the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Mortgagee may then resell the property at the risk and cost the defaulting purchaser.

If the Mortgagee cannot deliver marketable title, subject to tenancies and the rights of parties in possession, to the purchaser(s), the sole remedy of purchaser(s) in law or equity shall be limited to the return of the purchaser(s)' deposit. Purchaser agrees to pay \$295.00 at settlement to the Seller's attorney 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.

Robert H. Rosenbaum
Assignee of Mortgagee

94444 (7-2-7-9,7-16)

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8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

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

By virtue of the power and authority contained in a Deed of Trust from Raymond C. Fisher, Sr., dated August 17, 2005, and recorded in Liber 23359 at folio 111 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 17, 2009
AT 12:06 P.M.**

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

LOT NUMBERED THIRTY-THREE (33), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "SECTION THREE, HILLMEADE MANOR".

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 \$38,791.25 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to 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

94433 (7-2,7-9,7-16)

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

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

**8804 CHESTNUT AVENUE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Gwendolyn E. Saunders and Larry W. Saunders dated October 29, 2007 and recorded in Liber 29237, Folio 026 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$316,000.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

94457 (7-2,7-9,7-16)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

**THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF
REDEMPTION BY THE INTERNAL REVENUE SERVICE**

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

**Improved by premises known as
14610 Old Stage Road, Bowie, Maryland 20720**

By virtue of the power and authority contained in a Deed of Trust from Angelo M. Lagos, dated June 15, 2004, and recorded in Liber 20327 at folio 079 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 20, 2009
AT 12:00 NOON**

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

BEING PART OF THE PROPERTY OF MORMAN P. JOHNSON, ET AL, DESCRIBED IN A CONVEYANCE RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY.

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 \$23,938.24 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 13.625% 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

94435 (7-2,7-9,7-16)

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

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

**7400 HOGARTH COURT
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Abiola Ajibawo and Monifa Ajibawo dated November 21, 2003 and recorded in Liber 18897, Folio 462 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$287,900.00, and an original interest rate of 5.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 by cash or certified funds is required at the time of 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

94458 (7-2,7-9,7-16)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
7812 Hanover Parkway, Unit 103, Greenbelt, Maryland 20770**

By virtue of the power and authority contained in a Deed of Trust from Stacey Ann Johnson-Hall, dated September 14, 2007, and recorded in Liber 29597 at folio 719 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 20, 2009
AT 12:03 PM**

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

LOT NUMBERED 346 IN A HORIZONTAL PROPERTY REGIME KNOWN AS "GREENBRIAR CONDOMINIUM-PHASE II".

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 \$22,112.70 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

94437 (7-2,7-9,7-16)

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

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

**13106 YORKTOWN DRIVE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Atul R. Dighe and Annikki S. Dighe dated January 14, 2004 and recorded in Liber 18995, Folio 188 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$264,500.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,500.00 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

94459 (7-2,7-9,7-16)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

**14322 Hampshire Hall Court, Unit 912, Upper Marlboro,
Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Erica L. Reid and Phelix P. Perine, dated July 12, 2006, and recorded in Liber 25612 at folio 191 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 6, 2009
AT 12:12 PM**

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

Condominium Unit 912 and garage Unit G-912, Building "E", in Phase Nine (9), Hampshire Hall Condominium.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$22,038.91 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.05% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting 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

94326 (6-18,6-25,7-2)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

7020 Migliori Court, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Olusola Adekanye, dated October 17, 2006, and recorded in Liber 26611 at folio 377 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 6, 2009
AT 12:18 PM**

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

Lot 11, in Block "E" in the subdivision known as "Plat of Correction, Plat 4, Thompson Estates".

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 \$22,400.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8 % per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to 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 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 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

94327 (6-18,6-25,7-2)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

8214 Montpelier Drive, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Najeem Adeyemo, dated June 28, 2005, and recorded in Liber 23732 at folio 426 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 17, 2009
AT 12:00 NOON**

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

LOT 36, IN BLOCK "E", IN A SUBDIVISION KNOWN AS "MONTPELIER WEST".

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 \$29,428.50 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.375% 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 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 AND LAURA H. G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

94436 (7-2,7-9,7-16)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

Improved by premises known as

4306 Arabella Court, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Tiara S. Diggs and James R. Diggs, Sr., dated February 22, 2007, and recorded in Liber 27396 at folio 392 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 front of the Duval Wing of the Prince George's County Courthouse which bears the address 14735 Main Street, on

**JULY 17, 2009
AT 12:03 PM**

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

LOT NO. 50, IN BLOCK "E", AS SHOWN ON THE SUBDIVISION PLAT ENTITLED, "PLAT TWENTY, FOXCHASE".

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 \$41,431.11 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8 % per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

94434 (7-2,7-9,7-16)

LEGALS

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

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

**12805 PORTIAS PROMISE DRIVE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Sharon G. Reyes dated April 6, 2007 and recorded in Liber 28479, Folio 177 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$754,700.00, 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 St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by 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 \$77,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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94474 (7-2,7-9,7-16)

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Towson, MD 21204

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

**6133 84TH AVENUE
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Valentin Palma dated August 10, 2007 and recorded in Liber 29201, Folio 193 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,500.00, and an original interest rate of 8.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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and Richard J. Rogers, Substitute Trustees

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6506 LIVINGSTON ROAD
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Maria M. Hernandez dated November 8, 2007 and recorded in Liber 29000, Folio 29 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,750.00, 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 St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11513 NEVIS DRIVE
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Douglas E Cabrera dated June 30, 2006 and recorded in Liber 25654, Folio 280 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$349,600.00, 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 St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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

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

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

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and Richard J. Rogers, Substitute Trustees

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1401 DEEP GORGE COURT
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Michael Fowler and Wanda C. Fowler dated December 18, 2006 and recorded in Liber 26925, Folio 598 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$217,000.00, and an original interest rate of 11.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by 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 \$26,500.00 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.

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**21 JOYCETON TERRACE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Shirley A. James dated September 26, 2006 and recorded in Liber 26796, Folio 103 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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

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

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and Richard J. Rogers, Substitute Trustees

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Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1003 JANSEN AVENUE
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Sheldon Steward dated January 12, 2007 and recorded in Liber 27130, Folio 315 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$183,000.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 21, 2009 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$19,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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