**NOTICE** 

TRICIA MARIE DOVE-MAGNER

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 08-18588

A Petition has been filed to

TRICIA MARIE DOVE-MAGNER

The latest day by which an objec-

tion to the Petition may be filed is August 23, 2008.

Peggy Magee Clerk of the Circuit Court for

Prince George's County, Maryland

IN THE MATTER OF:

FOR THE CHANGE OF

TRICIA MARIE DOVE

change the name of

TO TRICIA MARIE DOVE.

NAME TO:

## **LEGALS**

## **MECHANIC'S LIEN SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at 3523 Maywood Lane, Suitland, Md. 20746 at 4:00 P.M. on AUGUST 11, 2008. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT #: 3609, 1995 Ford F-150 VIN #: 1FTEF14N6SLA39208 Henry's Towing & Auto Repair, 1319 Reames Rd., Baltimore

LOT #: 3742, 2000 Ford Focus VIN #: 1FAFP34PXYW364603 JRs Auto Repair, 14717 A, Baltimore Ave., Laurel

LOT #: 3745, 1994 Toyota Camry VIN #: 4T1SK12E4RU448647 Tommy's Auto Clinic, 15005 Marlboro Pike, Upper Marlboro

LOT #: 3749, 2001 Toyota Corolla VIN #: 2T1BR12E91C445776 Fine Line Collision, Inc., 2927 A Industrial Park Dr., Finksburg

LOT #: 3751, 1997 Chevrolet Cavalier

VIN #: 1G1IC1242VM106394 Southern Md Auto Repair, 6530 Bennsville Rd., Pomfret

LOT #: 3752, 1997 Chevrolet Suburban

VIN #: 1GNFK16R6VJ314244 Alternative Motors, 9615 Lanham Severn Rd., Lanham

LOT #: 3574, 2003 Yamaha RG VIN #: JYARJ06E73A003480 Performance Motorsports, 6653 Washington Blvd., Elkridge

LOT #: 3755, 2005 Ford Ranger VIN #: 1FTYR11U45PA73936 Vince's Auto Body, 3609 Burmont Ave., Randallstown

LOT #: 3893, 2002 Ford Taurus VIN #: 1FAFP53U22A181798 Best Autobody, 3315 Pulaski Hwy., Baltimore

TERMS OF SALE: CASH **PUBLIC SALE** 

The Auctioneer reserves the right to post a Minimum Bid

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

(7-31,8-7)

## **NOTICE**

## IN THE MATTER OF:

GRACE IJEOMA NJOKU AMARACHI CHINONSO NJOKU ONYINYECHI IJEOMA NJOKU CHIOMA EBERECHI NJOKU NKECHINYERE UCHECHI NJOKU

#### FOR THE CHANGE OF NAME TO:

GRACE IJEOMA EZICHI AMARACHI CHINONSO EZICHI ONYINYECHI IJEOMA EZICHI CHIOMA EBERECHI EZICHI NKECHINYERE UCHECHI EZICHI

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-18080

A Petition has been filed to change the name of GRACE IJEOMA NJOKU TO

GRACE IJEÓMA EZICHI AMARACHI CHINONSO NJOKU TO AMARACHI CHI-NONSO EZICHI

ONYINYECHI IJEOMA NJOKU ONYINYECHI IJEOMA

EZICHI CHIOMA EBERECHI NJOKU TO CHIOMA EBERECHI EZICHI

NKECHINYERE UCHECHI NJOKU TO NKECHINYERE UCHECHI EZICHI

The latest day by which an objection to the Petition may be filed is August 22, 2008.

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

## **NOTICE**

## IN THE MATTER OF:

REY JESUS TOBON-GARFIAS

#### FOR THE CHANGE OF NAME TO:

REY JESUS MENDEZ-GARFIAS

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-16897

A Petition has been filed to change the name of

REY JESUS TOBON-GARFIAS TO REY JESUS MENDEZ-GARFIAS.

tion to the Petition may be filed is August 19, 2008. Peggy Magee Clerk of the Circuit Court for

The latest day by which an objec-

Prince George's County, Maryland (7-31)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAYMOND E. STOUT

Notice is given that Helen M. Stout whose address is 12913 Kendale Lane, Bowie, MD 20715, was on July 23, 2008 appointed personal representative of the small estate of Raymond E. Stout, who died on June 4, 2008, without a will.

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

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

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

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

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

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

HELEN M. STOUT Personal Representative

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

Estate No. 79525 91373 (7-31)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD MARSHALL BROWN

Notice is given that Donella Marshall Brown whose address is 4028 23rd Parkway, Apt. 1, Temple Hills, MD 20748, was on February 1, 2008 appointed personal representative of the small estate of Donald Marshall Brown, who died on January 24, 2008, without a will.

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

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

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

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

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

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

DONELLA MARSHALL BROWN Personal Representative

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

Estate No. 78115 91374

## **NOTICE**

## IN THE MATTER OF:

CAMERON ALLAN KUAANA-**SIMMONS** 

#### FOR THE CHANGE OF NAME TO:

KAINOA CAMERON KUAANA SIMMONS

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

Case No. CAE 08-11620 A Petition has been filed to change the name of

CAMERON ALLAN KUAANA-SIMMONS (MINOR) TO KAINOA CAMERON KUAANA SIMMONS.

The latest day by which an objection to the Petition may be filed is August 25, 2008.

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

## **LEGALS**

**NOTICE** JEROME A. KUTA 6423 Old Branch Ave. Camp Springs, MD 20748

> Plaintiff Substitute Trustee

VICTORIA GARDNER 525 Drum Avenue Capitol Heights, MD 20743

Defendant In the Circuit Court for Prince

George's County, Maryland

Case No. CAE 08-15741

**NOTICE** is hereby given this 28th day of July, 2008, by the Circuit Court for Prince George's County, Maryland, that the sale of the property known as 2508 Ewing Avenue, Suitland, MD 20746, the subject of the above action, and mentioned in these proceedings, made and reported by Jerome A. Kuta will be ratified and confirmed, unless cause to the contrary thereof be shown, on or before the 28th day of August, 2008, next, provided a copy of this Order be inserted in some newspaper published in said County once in each of three successive weeks before the **28th day of August, 2008**, next. The report states the amount of sale to be \$39,600.00.

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

91375 (7-31,8-7,8-14)

#### NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court of Roanoke City, Virginia appointed Charlotte K. Porterfield, whose address is 2831 Wilton Road, S.W., Roanoke, VA 24014 as the Executrix of the Estate of Forrest Shepperson Holmes, Jr. who died on November 7, 2007 domiciled in Roanoke, Virginia,

The Maryland resident agent for service of process is Allan J. Gibber, whose address is One South Street, 27th Floor, Baltimore, MD 21202.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative 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 foreign personal representative mails or delivers to the creditor a copy of this published notice or other writ-ten notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be

CHARLOTTE K. PORTERFIELD Foreign Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 5303 CHRYSLER WAY STE 300 UPPER MARLBORO, MD 20773

Estate No. 79512 91370 (7-31.8-7.8-14)

## **NOTICE**

IN THE MATTER OF: LUCILLE ADERSON PITT

FOR THE CHANGE OF

NAME TO:

LUCILLE BERNETTER ADERSON

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-18599

A Petition has been filed to change the name of

LUCILLE ADERSON PITT TO LUCILLE BERNETTER ADER-

The latest day by which an objection to the Petition may be filed is August 23, 2008.

Peggy Magee Clerk of the Circuit Court for

Prince George's County, Maryland

### **NOTICE** IN THE MATTER OF:

BRE'ANA ANTONINETTE KING

## FOR THE CHANGE OF NAME TO:

BRIANA ANTOINETTE BATTLE In the Circuit Court for

## Prince George's County, Maryland Case No. CAE 07-20785

A Petition has been filed to change the name of BRE'ANA ANTONINETTE KING

TO BRIANA ANTOINETTE BAT-The latest day by which an objec-

91353

August 19, 2008. Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland

tion to the Petition may be filed is

Melvin L. Schneider, Esq. 7701 Greenbelt Road, Suite 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 EDWIN WILLIAM HILL, JR.

Notice is given that Donna Lynn Owens, whose address is 4955 Corsica Square, Vero Beach, Florida 32967 was on July 24, 2008 appointed personal representative of the estate of Edwin William Hill, Jr. who died on May 28, 2002 without

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 24th day of January, 2009.

Further information can be obtained by reviewing the estate file in the office of the Register of

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. Ćlaim forms may be obtained from the Register of Wills.

DONNA LYNN OWENS Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773

Estate No. 79169 91371 <u>(7-31,8-7,8-14)</u>

#### **NOTICE** IN THE MATTER OF:

ANGELIQUE LARA PENA

FOR THE CHANGE OF NAME TO: ANGELIQUE ROSE LARA

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-17975

A Petition has been filed to change the name of ANGELIQUE LARA PENA (MINOR) TO ANGELIQUE ROSE

The latest day by which an objection to the Petition may be filed is August 26, 2008.

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

Law Offices of John F. X. Costello John F. X. Costello & Associates, LLC 9500 Arena Drive, #370 Largo, MD 20774

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

(301) 925-9080

## TO ALL PERSONS INTERESTED IN THE ESTATE OF

PATRICIA Q. BROWN Notice is given that Tiffany Howard and Anthony J. Brown, whose address is 7406 Webster Lane, Fort Washington, MD 20744, were on July 21, 2008 appointed personal representatives of the estate of Patricia Q. Brown, who died on July 5, 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 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 21st day of January,

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

sion provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. TIFFANY HOWARD ANTHONY J. BROWN

Personal Representatives CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.o. Box 1729

Upper Marlboro, MD 20772

91372

Estate No. 79508 (7-31,8-7,8-14)

## **LEGALS**

**NOTICE** 

MARKOS JEROD JOHNSON

FOR THE CHANGE OF NAME TO:

MARKOS JEROD BROWN

## Prince George's County, Maryland Case No. CAE 08-17000

(MINOR) TO MARKOS JEROD

tion to the Petition may be filed is August 19, 2008.

Prince George's County, Maryland

# The Prince George's Post Newspaper

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

Your Newspaper Legal Record Wishing you all a Happy and Safe Weekend!! Remember, Don't Drink and Drive!

# 27th Annual cancer crusade of LIFE GALA

Tickets: \$125 - Advanced Sales \$150 - Day of the Event

The Cancer Crusade Gala is a benefit to raise funds for the fight against cancer. It is sponsored by the Calvert County Unit of the American Cancer Society, The Rod 'N' Reel Restaurant and many other generous sponsors. The support of every individual and business is important to our fundraising effort.

## **Heavy Hors D'oeuvres** • Bountiful Buffets **Extravagant Desserts** • Music Dancing • Open Bar

(No admittance without a ticket.) Tickets on sale at any Calvert County branch of PNC Bank (formerly Mercantile Bank), the Rod 'N' Reel Restaurant, Stoney's Seafood Houses,

Ticket Master and online at <u>www.RodNReelCancerGala.org.</u> Round-trip bus transportation available, please call Reid's Bus Service at 410-535-2730 for schedule. Thursday, August 7, 2008

7:30 pm - 10:00 pm at Rod 'N' Reel Restaurant

Chesapeake Beach, MD

410-257-2735 • www.rodnreelcancergala.org

IN THE MATTER OF:

In the Circuit Court for

A Petition has been filed to change the name of

MARKOS JEROD JOHNSON

The latest day by which an objec-

Peggy Magee Clerk of the Circuit Court for

Substitute Trustees,

Plaintiffs

### **NOTICE**

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

Substitute Trustees, Plaintiffs VS.

Oyindamola A. Williams

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 08-08716

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the

amount of the foreclosure sale price to be \$143,904.00. The property sold herein is known as 7709 Muncy Road, Hyattsville, MD 20785.

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

## **NOTICE** BROOKSIDE PARK

CONDOMINIUM, INC.,

91313

Plaintiff

(7-17,7-24,7-31)

DAVID SIMARD,

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-06191

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 554 Wilson Bridge Drive, #A-2, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Marilyn J. Brasier, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of August, 2008; next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three (3) successive weeks before the 15th day of August, 2008; next.

The report of sale states the amount of sale to be Fifteen Thousand Dollars and 00/100 (\$15,000.00); as of the date of sale there were no mortgages or deeds of trust emcumbering the abovereferenced property.

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

Peggy Mågee, Clerk (7-17,7-24,7-31) 91311

## **MECHANIC'S LIEN** SALE

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

LOT #: 3722, 1986 Mercedes 300E VIN #: WDBEA30DXGA212902 Brice & Brice Towing & Recovery, 723 E 43rd St., Baltimore

LOT #: 3725, 1993 Toyota Celica VIN #: JT2ST87F9P0135425

C & C Auto Repair, LLC, 401 W 26th St., Baltimore

LOT #: 3729, 1984 Nissian 300 ZX VIN #: JN1CZ14S8EX012824 Lucas

Performance, 8840 Washington Blvd. B, Jessup

LOT #: 3736, 2001 KIA Rio VIN #: KNADC123916047139 Johnny's Auto Service, 9401 Smith Ave., Lanham

LOT #: 3739, 1996 Toyota Camry VIN #: 4T1BG12K5TU777517

Top Performance, 1111 E 25th St.,

LOT #: 3746, 2002 Nissian Altima VIN #: 1N4AL11D12C167087 Tommy's Auto Clinic, 15005 Marlboro Pike, Upper Marlboro

LOT #: 3748, 2001 Acura TL VIN #: 19UUA56751A009077 Absolute Pro Formance, 3306 C Baltimore Blvd., Finksburg

LOT #: 3750, 2002 Mazda 626 VIN #: 1YVGF22C925261370 Fast Auto Care, 4459 Belair Rd.,

LOT #: 4300, 2001 Pontiac VIN #: 1G2WK52JX1F160624 Midway Chevrolet, 1337 Ocean Hwy., Pocomoke City

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

Lauren K. Douglas

1750 Tyson Blvd., Ste. 1800

McLean, VA 22102

(703) 712-5062

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that William A.

Hasson, whose address is 5805

Queens Chapel Rd., Hyattsville,

MD 20782 was on June 24, 2008 appointed personal representative

of the estate of Shari Barton Geiser,

who died on December 11, 2001

Further information can be

obtained by reviewing the estate file in the office of the Register of

Wills or by contacting the personal

Any person having a claim against the decedent must present

the claim to the undersigned per-

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

the undersigned, on or before the

the decedent's death, except if the

decedent died before October 1.

1992, nine months from the date of

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

delivers to the creditor a copy of

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

the creditor presents the claims

within two months from the mailing or other delivery of the notice.

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

sion provided by law, is unenforce-

able thereafter. Claim forms may be

obtained from the Register of Wills.

WILLIAM A. HASSON

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

P.o. Box 1729

Edward S. Cohn

Stephen N. Goldberg

Richard E. Solomon

Richard J. Rogers Ronald S. Deutsch,

vs.

Angel Ellis

MD 20770.

True Copy—Test: Peggy Magee, Clerk

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

Richard J. Rogers

vs.

Omoniyi Ajepe

Ronald S. Deutsch,

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20772

**NOTICE** 

In the Circuit Court for Prince

George's County, Maryland

Case No. CAÉ 08-00189

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County,

tioned 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 August, 2008, pro-

vided a copy of this notice be inserted in some weekly newspa-per printed in said County, once in

each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the

amount of the foreclosure sale price to be \$215,100.00. The property sold herein is known as 6612 Lake

Park Drive, Unit #301, Greenbelt,

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

**NOTICE** 

In the Circuit Court for Prince

George's County, Maryland Case No. CAE 08-07589

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County,

that the sale of the Property men-

tioned in these proceedings, made and reported, will be ratified and

confirmed, unless cause to the contrary thereof be shown on or before

the 15th day of August, 2008, pro-

vided a copy of this notice be inserted in some weekly newspa-

per printed in said County, once in

each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the

amount of the foreclosure sale price

to be \$240,000.00. The property sold herein is known as 2334 Mitchellville Road, Bowie, MD

PEGGY MAGEE

Clerk of the Circuit Court for

Prince George's County, Md.

(7-17,7-24,7-31)

True Copy—Test: Peggy Magee, Clerk

91312

(7-17,7-24,7-31)

Substitute Trustees,

Plaintiffs

Defendant(s)

ale of the Pr

Estate No. 70432

(7-17,7-24,7-31)

Substitute Trustees,

Plaintiffs

Defendant(s)

perty m

(1) Six months from the date of

earlier of the following dates:

the decedent's death; or

representative or the attorney.

IN THE ESTATE OF

with a will.

SHARI BARTON GEISER

91328

(7-24,7-31)

Thomas Hayes Sarah Bailey Defendant(s)

Edward S. Cohn

Richard J. Rogers

vs.

Ronald S. Deutsch,

Stephen N. Goldberg Richard E. Solomon

## In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-28866

NOTICE

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$442,403.75. The property sold herein is known as 11109 Glissade Drive, Clinton, MD 20735.

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk (7-17,7-24,7-31)

## THE PRINCE GEORGE'S POST

Call 301-627-0900

## **NOTICE**

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

Substitute Trustees, Plaintiffs

vs.

Deborah L. Dixon Marlene L. Merchant Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-31912

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008.

The Report of Sale states the amount of the foreclosure sale price to be \$289,087.05. The property sold herein is known as 2907 Great Oak Drive, District Heights, MD

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

Peggy Magee, Clerk

91309 (7-17,7-24,7-31)

> David R. Cross 115 Centerway Greenbelt, MD 20770 301-474-5705

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

## TO ALL PERSONS INTERESTED

# IN THE ESTATE OF FRANCES IRENE MCGUIRE

Notice is given that William A. McGuire, whose address is 16 Leslie Court, Edgewater, MD 21037 was on July 12, 2008 appointed personal representative of the estate of Frances Irene McGuire who died on January 27, 2008 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of

January, 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

epresentative 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 mail-

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

WILLIAM A. MCGUIRE Personal Representative

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

91304

Estate No. 79388 (7-17,7-24,7-31)

## ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC c/o James F. Truitt, Jr. 20 East Timonium Road, Ste. 106 Timonium, Maryland 21093

Plaintiff vs.

Charles Edward Harris, Jr. Household Finance Corporation, III Gerald Danoff - Substitute Trustee Dennis W. King - Substitute Trustee

### 2109 OHIO AVE

Prince George's County, Office of Treasurer

Prince George's County, Maryland

(for Maryland Annotated Code 14-

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in

the County of Prince George's

described on the Tax Rolls Prince

1836(b)(1)(v) purposes only)

George's County and Collector of State and County Taxes for said County known as: 2109 Ohio Avenue, Landover, Maryland 20785, Thirteenth (13th) Election District, described as follows: All that lot of land and imps.,

Lots 7.8.9 & S 10 Ft Of Lot 6

4,951.0000 Sq. Ft. & Imps. Columbia

Park Blk 2.

In the Circuit Court for Prince George's County, Maryland CAE 08-12281

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2109 Ohio Avenue, Landover, Maryland 20785 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps., Lots 7.8.9 & S 10 Ft Of Lot 6 4,951.0000 Sq. Ft. & Imps. Columbia Park Blk

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

It is thereupon this 22nd day of

July, 2008, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 23rd day of September 2008 and redeem the September, 2008, and redeem the property 2109 Ohio Avenue, Landover, Maryland 20785 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's 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 (7-31,8-7,8-14) 91343

Mooring Secured Liquidity Fund Certificate No.: 251124

## ORDER OF PUBLICATION

Mooring Secured Liquidity Fund, c/o William W. Waller, Esquire 8614 Westwood Center Drive Suite 500 Vienna, VA 22182 (703) 917-0707

Plaintiff

Marc D. Spicer, Bryan Butvick, Lender Brian Permenter, Lender Tas S. G. Coroneos, Trustee, Household Finance Corporation III, Lender John S. Burson, Substitute Trustee, William M. Savage, Substitute Trustee, Gregory N. Britto, Substitute Trustee, Jason Murphy, Substitute Trustee, Kristine D. Brown, Substitute Trustee, Erik W. Yoder, Substitute Trustee, Mark McMahon, Lender, Tammara Gaines, Trustee, Prince George's County, Maryland,

And all other persons having or claiming to have an interest in 6310 Wood Pointe Drive, Glenn Dale, MD 20769. 2004 Eai-x Trs

10,985.0000 Sq. Ft. & Imps. Wood Pointe Plat Lot 12 Blk D Acct No.: 158520-7 Liber: 19431 Folio: 597

Assmt: \$334,922

Ass'd to: Marc D. Spicer Defendants

#### In the Circuit Court for Prince George's County, Maryland CAE 08-15330

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

6310 Wood Pointe Drive, Glenn Dale, MD 20769

2004 Eai-x Trs

10,985.0000 Sq. Ft. & Imps. Wood Plat Lot 12 Blk D Acct No.: 158520-7

Liber: 19431 Folio: 597 Assmt: \$334,922 Ass'd to: Marc D. Spicer

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 22nd day of July, 2008, by the Circuit Court for Prince George's County; ORDERED, that notice be given

by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 15th day of August, 2008, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of September, 2008, and redeem the Property, and answer Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all

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

(7-31,8-7,8-14) <u>91345</u>

Tax Lien 2000, LLC Certificate No.: 250705

VS.

## ORDER OF PUBLICATION

Tax Lien 2000, LLC c/o William W. Waller, Esquire 8614 Westwood Center Drive Suite 500 Vienna, VA 22182 (703) 917-0707

Plaintiff

Commercial and Residential Economic Developers, Inc., Washington Area Community Investment Fund, Inc., Lender,

Henry I. Brothers II, Trustee, Donna F. Grigsby, Trustee, Prince George's County, Maryland

And all other persons having or claiming to have an interest in Palmer Road, Fort Washington, MD 20744. 2.4622 Acres.

Map 114 Grid A3 Par 122 Acct No.: 133569-4 Liber: 24620 Folio: 504

Assmt: \$49,240 Commercial and Ass'd to: Residential Economic Developers,

Defendants

#### In the Circuit Court for Prince George's County, Maryland CAE 08-15329

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following

Palmer Road, Fort Washington, MD 20744

2.4622 Acres. Map 114 Grid A3 Par 122 Acct No.: 133569-4 Liber: 24620 Folio: 504 Assmt: \$49,240

Commercial and Ass'd to: Residential Economic Developers,

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 22nd day of July, 2008, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 15th day of August, 2008, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of September, 2008, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

91344 (7-31,8-7,8-14)

Mooring Secured Liquidity Fund Certificate No.: 251197

## ORDER OF PUBLICATION Mooring Secured Liquidity Fund,

LLC c/o William W. Waller, Esquire 8614 Westwood Center Drive Suite 500 Vienna, VA 22182 (703) 917-0707

vs.

Jose Villatoro,

Plaintiff

Jose O. Ventura, America's Wholesale Lender, a subsidiary of Countrywide Home Loan, Inc., Lender Mortgage Electronic Registration Systems, Inc., acting solely as a

nominee for Lender and Lender's successors and assigns, Beneficiary, 1st Signature Settlement Services, Trustee Prince George's County, Maryland,

And all other persons having or

claiming to have an interest in 3806 Upshur Street, Brentwood MD 20722,

7,500.0000 Sq. Ft. & Imps Holladay Addn Lot 4 Blk 29

Acct No.: 195441-1 Liber: 25199 Folio: 524 Assmt: \$151,130 Ass'd to: Jose Villatoro and Jose O.

Defendants

## In the Circuit Court for Prince George's County, Maryland CAE 08-15331

secure the foreclosure of all rights of redemption in the following property:

Liber: 25199 Folio: 524 Assmt: \$151,130

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six

expired.
It is thereupon this 22nd day of July, 2008, by the Circuit Court for Prince George's County;

general circulation in Prince George's County once a week for three successive weeks, before the 15th day of August, 2008, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of September, 2008, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered fore-closing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

Prince George's County, Maryland True Copy—Test: Peggy Magee, Clerk

Tax Lien 2000, LLC Certificate No.: 250675

**ORDER OF PUBLICATION** Tax Lien 2000, LLC c/o William W. Waller, Esquire

Plaintiff Tawanna B. Burno, Lender, Mortgage Electronic Registration

Systems, Inc., solely as a nominee for Lender and Lender's successors and assigns, Beneficiary, Mitchell L. Heffernan, Trustee, Prince George's County, Maryland

Suite 500

(703) 917-0707

And all other persons having or claiming to have an interest in 10244 Prince Place, Upper

Marlboro, MD 20774. Unit 21-201 Bldg 21 3,386.0000 Sq. Ft. & Imps. Pines Condominiumm

Acct No.: 140159-5 Liber: 13884

Folio: 644 Assmt: \$97,333

Defendants In the Circuit Court for

CAE 08-15328 The object of this proceeding is to

property:

10244 Prince Place, Upper Marlboro, MD 20774 Unit 21-201 Bldg 21 3,386,0000 Sq. Ft. & Imps. Pines

Condominiumm Acct No.: 140159-5 Liber: 13884 Folio: 644

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 15th day of August, 2008, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of September, 2008, and redeem the Property, and answer the

a title, free and clear of all encum-PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland

(7-31,8-7,8-14)

Ass'd to: Jose Villatoro and Jose O.

ORDERED, that notice be given

PEGGY MAGEE Clerk of the Circuit Court for

91346 (7-31,8-7,8-14)

Mortgage Lenders Network USA, a Delaware corporation,

Upper

Prince George's County, Maryland

secure the foreclosure of all rights of redemption in the following

Assmt: \$97,333 Ass'd to: Tawanna B. Burno

(6) months from the date of sale has expired.

It is thereupon this 22nd day of July, 2008, by the Circuit Court for Prince George's County;

Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff

True Copy—Test: Peggy Magee, Clerk

# The object of this proceeding is to

3806 Upshur Street, Brentwood

7,500.0000 Sq. Ft. & Imps Holladay Addn Lot 4 Blk 29 Acct No.: 195441-1

Ventura (6) months from the date of sale has

by the insertion of a copy of this Order in a newspaper having a

8614 Westwood Center Drive Vienna, VA 22182

Ass'd to: Tawanna B. Burno

O'MALLEY, MILES, NYLEN & GILMORE, P.A. 11785 Beltsville Drive, 10th Floor Calverton, Maryland 20705 (301) 572-7900

## **TRUSTEE'S SALE**

Of valuable, improved real estate, located at 516 Wilson Bridge Drive, #D-2, Oxon Hill, Maryland, Prince George's County, Mary¬land, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, <u>Brookside Park Condominium</u>, Inc. v. James A. Thomas and Tracy L. Thomas, Case No: CAE 08-02822, defendants therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trust roots to sell at public auction on: undersigned Trust¬ees to sell at public auction on:

#### **AUGUST 11, 2008** AT 3:30 P.M.

at the entrance of the secured portion of the parking garage located to the left of the Bourne Wing Commissioners Entrance to the Courthouse, all that lot of ground and the improvements thereon described as follows:

Unit numbered 6717/D-2 in Building numbered 12 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a Plat of Condominium Subdivision entitled "WILSON BRIDGE CONDOMINIUM' recorded in Plat Book W.W.W. 82 at Folios 12 et seq., among the Land Records of Prince George's County, Maryland, together with the facilities and other appurtenances to said Unit, which unit and appurtenances have been more specifically defined in the Master Deed aforesaid, and including the fee in an undivided interest in the common elements of said Regime appurtenant to said Units as such interest may be lawfully revised or amended from time to time pursuant to said Master

The property has an address of 516 Wilson Bridge Drive, #D-2, Oxon Hill, Maryland 20745

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

## TERMS OF SALE

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

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

A deposit shall be required at the time of sale in the amount of Three Thousand Five Hundred Dollars and 00/100 (\$3,500.00), in the form of cash, certified or bank cashier's check. The Secured Party, shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable reme¬dies available to them.

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

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

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

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees

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

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

> MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

(7-24,7-31,8-7)

Bid Opening/

## **ADVERTISEMENT**

91329

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

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

Bid/Propo Number	osal <u>Description</u>	Closing <u>Date &amp; Time</u>	Plan/Spec. Deposit/Cost
S08-073	Snow and Ice Control Services	Pre-bid: 8/14/08 @ 10:00 a.m. Opens: 9/5/08 @ 2:00 p.m.	\$ 5.50
08-0010	Rough Grading at District VII Police Station	EXTENDED TO: Opens: 8/6/08 @ 2:30 p.m.	\$90.00
C08-068	Outerwear "EXTENDED"	Pre-Bid: OCCURRED Opens: 7/30/08 @ 2:00 p.m.	\$ 5.50

#### PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS **PARTICIPATION**

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

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

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

> -By Authority Of— JACK B. JOHNSON County Executive

(7-31)91368

> THE PRINCE GEORGE'S POST EMAIL: BBOICE@PGPOST.COM CALL 301-627-0900 FAX 301-627-6260

## **LEGALS**

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

> TRUSTEES' SALE Case No. CAE 08-17873

Of Valuable Unimproved Real Estate located in Prince George's County, Maryland located at 1207 Kings Grant Court Upper Marlboro, Maryland 20772

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Glenn C. Miller to Stanley L. Merson and S. Lynne Pulford, dated the 17th day of November, 2006, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 28125, at Folio 621, docketed for foreclosure in Civil No. CAE 08-17873, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale in "AS IS" condition at public auction in front of the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 (specifically at the entrance of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table) on:

### WEDNESDAY, AUGUST 20, 2008 AT 11:00 A.M.

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

LOT 3, AS SHOWN ON A PLAT ENTITLED "LOTS 1 THRU 11, BLOCK A AND PARCEL A, KINGS GRANT, SECTION III, NORTHHAMPTON' WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 100, PAGE 15, BEING IN THE 13TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY.

Parcel Identifier: 13-1518133

Property Address: 1207 Kings Grant Court Upper Marlboro, Maryland 20772

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

A deposit of \$8,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 7.00% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest. Adjustment of all taxes, public charges and special or regular assess-

ments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of convevance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

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

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, 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 Trustees' 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 Trustees at law or in equity.

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN Substitute Trustees

<u>91365</u> (7-31,8-7,8-14)

## **NOTICE**

## IN THE MATTER OF:

ADELINE BLANCHE BARKS-

FOR THE CHANGE OF NAME TO:

ADELINE BLANCHE FEJERAN

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-18017

A Petition has been filed to change the name of

ADELINE BLANCHE BARKS-DALE TO ADELINE BLANCHE FEJERAN.

The latest day by which an objection to the Petition may be filed is August 21, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland (7-31)

## **NOTICE**

DESMOND **EKWOMCHIABA** NJOKU

FOR THE CHANGE OF NAME TO:

IN THE MATTER OF:

DESMOND **EKWOMCHIABA** 

**EZICHI** 

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-18081 A Petition has been filed to

DESMOND EKWOMCHIABA NJOKU TO DESMOND EKWOM-CHIABA EZICHI

change the name of

The latest day by which an objection to the Petition may be filed is August 22, 2008. Peggy Magee Clerk of the Circuit Court for

Prince George's County, Maryland

**NOTICE** 

BRENT YANNICK KUAANA-SIMMONS

FOR THE CHANGE OF

NAME TO:

IN THE MATTER OF:

YANNICK KUAANA SIMMONS

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-11621

A Petition has been filed to change the name of

BRENT YANNICK KUAANA-SIMMONS TO YANNICK KUAANA SIMMONS.

The latest day by which an objection to the Petition may be filed is August 19, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 91354 (7-31)

## IN THE MATTER OF:

KEITH ANTHONY BRANNUM

**NOTICE** 

FOR THE CHANGE OF NAME TO:

KEITH ANTHONY BRANNUM **ROACH** 

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-18086

A Petition has been filed to change the name of KEITH ANTHONY BRANNUM

(MINOR) TO KEITH ANTHONY BRANNUM ROACH The latest day by which an objec-

tion to the Petition may be filed is August 22, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland 91350 (7-31)

**LEGALS** 

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 4707 TECUMSEH STREET, UNIT 101 COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from James E. Meade dated June 29, 2006 and recorded in Liber 26064, Folio 488 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$189,905.00, 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 Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 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 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 \$21,800.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne

by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(7-31,8-7,8-14)

THE PRINCE GEORGE'S POST EMAIL: BBOICE@PGPOST.COM CALL 301-627-0900 FAX 301-627-6260

MECHANIC'S LIEN SALE

Commercial Law, Section 16–207 of

the Annotated Code of Maryland,

the undersigned lienor will sell the

following vehicle(s) at public auc-

**AUGUST 8, 2008** 

AT 10:00 A.M.

Morgans Auto Body, 200 - 68th Place, Capitol Heights, MD 20743

VIN#: 1D7HU18D55J626042

VIN #: 2C3HD46F7RH388759

Lienor reserves the right to bid.

**NOTICE** 

In the Circuit Court for Prince

George's County, Maryland Case No. CAE 08-09941

Notice is hereby given this 21st day of July, 2008, by the Circuit Court for Prince George's County,

that the sale of the Property men

tioned in these proceedings, made

and reported, will be ratified and

confirmed, unless cause to the con-

trary thereof be shown on or before

the 21st day of August, 2008, provided a copy of this notice be inserted in some weekly newspa-

per printed in said County, once in

each of three successive weeks

before the 21st day of August, 2008.

Substitute Trustees,

Plaintiffs

Defendant(s)

and other

(7-31,8-7)

tion for storage, repairs

lawful charges on:

2005 DODGE

1994 CHRYSLER

Sale to be held at:

J & M AUTO

91369

59211 Arbor St.

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

Richard J. Rogers Ronald S. Deutsch,

VS.

Carolyn G. Iones

Lawrence W. Jones

Hyattsville, MD 20781

Terms of Sale—CASH.

## **NOTICE**

## IN THE MATTER OF:

ALICIA LYNETTE LINEN

FOR THE CHANGE OF NAME TO:

ALICIA LYNETTE KAYIN

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

A Petition has been filed to change the name of ALICIA LYNETTE LINEN TO

Case No. CAE 08-17624

ALICIA LYNETTE KAYIN. The latest day by which an objec-

tion to the Petition may be filed is August 16, 2008.

Peggy Magee Clerk of the Circuit Court for Prince George's County, Maryland (7-31)

**NOTICE** 

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

Substitute Trustees, Plaintiffs

VS. Margie T. Neal

Richard Neal, Sr.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-06724

Defendant(s)

# Notice is hereby given this 21st day of July, 2008, by the Circuit Court for Prince George's County, that the sale of the Property men-

tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2008. The Report of Sale states the amount of the foreclosure sale price

to be \$245,139.70. The property sold herein is known as 9412 Gwynndale Drive, Clinton, MD

PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk 91340 (7-24,7-31,8-7)

The Report of Sale states the amount of the foreclosure sale price to be \$195,500.00. The property sold herein is known Middleton Lane, Temple Hills, MD PEGGY MAGEE Clerk of the Circuit Court for

Prince George's County, Md. True Copy—Test: Peggy Magee, Clerk

91339 (7-24,7-31,8-7)

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

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

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

1500 FOREST PARK DRIVE **DISTRICT HEIGHTS, MD 20747** 

Under a power of sale contained in a certain Deed of Trust from Sharon Scott Brown dated September 5, 2006 and recorded in Liber 26233, Folio 485 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,600.00, and an original interest rate of 9.29, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 5, 2008 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$27,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

91294

(7-17,7-24,7-31)

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

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

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

14814 DUNLEIGH DRIVE **BOWIE, MD 20721** 

Under a power of sale contained in a certain Deed of Trust from Olakanmi Evergreen and Tracy Gail Evergreen dated December 19, 2006 and recorded in Liber 27856, Folio 458, and re-recorded at Liber 28863, Folio 63 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$370,000.00, and an original interest rate of 10.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 5, 2008 AT 11:02 AM.

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

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

Terms of Sale: A deposit of \$41,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed

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

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

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

## **LEGALS**

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

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6617 ROSEMONT STREET **UPPER MARLBORO, MD 20772** 

Under a power of sale contained in a certain Deed of Trust from Vincent K. Akakpo and Ramatu Smythe-Macauley dated May 16, 2006 and recorded in Liber 25684, Folio 364 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$489,250.00, and an original interest rate of 7.75, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing / Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **August 5**, **2008** AT 11:01 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$50,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

91296 (7-17,7-24,7-31)

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

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

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

4606 GUNTHER STREET **CAPITOL HEIGHTS, MD 20743** 

Under a power of sale contained in a certain Deed of Trust from Richard T. Hunter dated June 25, 2004 and recorded in Liber 20550, Folio 167 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$126,000.00, and an original interest rate of 9.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-Bourne nic table), Upper Marlboro, Maryland 20772, on AUGUST 5, 2008 AT 11:03 AM.

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

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

Terms of Sale: A deposit of \$13,000.00 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 All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

**REAL PROPERTY** 7726 HANOVER PARKWAY, UNIT 194 A/K/A UNIT T2 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Roderic T. Ormond aka Roderic Ormond dated January 10, 2005 and recorded in Liber 21418, Folio 117 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$66,400.00, 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 Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 12, 2008 AT 11:03 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$7,000.00 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 All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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91334 (7-24,7-31,8-7)

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

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

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

3510 DUNLAP STREET **TEMPLE HILLS, MD 20748** 

Under a power of sale contained in a certain Deed of Trust from Deborah Edmonds dated January 28, 2005 and recorded in Liber 21570, Folio 342 among the Land Records of Prince George's County, Maryland, with an orig ginal principal balance of \$144,000.00 original interest rate of 11.400, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic-Bourne nic table), Upper Marlboro, Maryland 20772, on AUGUST 12, 2008 AT 11:04 AM.

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

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

with no warranty of any kind. Terms of Sale: A deposit of \$16,300.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court

for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure 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 reme dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without

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

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91297 (7-17,7-24,7-31) 91298 (7-17,7-24,7-31) 91333 (7-24,7-31,8-7)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

**REAL PROPERTY** 1112 RING BILL LOOP **UPPER MARLBORO, MD 20774** 

Under a power of sale contained in a certain Deed of Trust from Steven Williams Sr, dated July 14, 2005 and recorded in Liber 23178, Folio 415 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 6.300, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 12, 2008 AT

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

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

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

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

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

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<u>91335</u>

91336

(7-24,7-31,8-7)

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

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

Improved by premises known as 11430 Red Jade Court, Upper Marlboro, MD 20774

By virtue of the power and authority contained in a Deed of Trust from Gregory Smalley and Jacqualine Smalley a/k/a Jacqueline Smalley, dated September 22, 2006, and recorded in Liber 26533 at folio 452 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the entrance to the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

> AUGUST 8, 2008 **AT 12:00 NOON**

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

Being known and designated as Condominium Unit 7-2, in Phase 7, Kettering-By-The-Park I Condominium, as shown on the Plat entitled Plat of Correction, Amended Condominium Plat Section 7, Phase 7, Kettering-By-The-Park I, which Plats are recorded among the Land Records of Prince George's County, Maryland.

The property is improved by a dwelling.

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

TERMS OF SALE: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.99% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fif-teen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately

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

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

(7-24,7-31,8-7)

THE PRINCE GEORGE'S POST EMAIL: BBOICE@PGPOST.COM CALL 301-627-0900 FAX 301-627-6260 **EDITORIALS AND CALENDAR EMAIL:** PGPOST@GMAIL.COM

## **LEGALS**

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

Richard J. Rogers, Substitute Trustees, Plaintiffs

**NOTICE** 

Malik F. Awan

Defendant(s)

## In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-22428

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the constant of the confirmed o trary thereof be shown on or before the 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks

before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$287,374.73. The property sold herein is known as 14216 Rutherford Road, Upper Marlboro,

PEGGY MAGEE

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

(7-17,7-24,7-31)

## **NOTICE**

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

Substitute Trustees, Plaintiffs

Tony C. Daniel

Anquanette M. Daniel

Defendant(s)

## In the Circuit Court for Prince George's County, Maryland Case No. CAE 07-31645

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008.

before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$225,266.00. The property sold herein is known as 2003 Napier Drive, District Heights, MD 20747.

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

(7-17.7-24.7-31)

## **LEGALS**

**NOTICE** 

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

> Substitute Trustees, Plaintiffs

Gary W. Reeley Terri Reeley

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-09943

Notice is hereby given this 18th day of July, 2008, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2008. The Report of Sale states the

amount of the foreclosure sale price to be \$44,000.00, subject to a prior mortgage. The property sold here-in is known as 2716 Felter Lane, Bowie, MD.

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

91341

## **NOTICE**

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

Plaintiffs

Defendants

Barry Hodge and Carylon Hodge

## In the Circuit Court for Prince George's County, Maryland Civil No. CAE 07-29784

ORDERED, this 15th day of July, 2008 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1963 Beecham Court, Bowie, MD 20721 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Michelle M. Latta, Substitute Trustees, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 15th day of August, 2008 next, provided copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 15th day of August, 2008, next.

The report states the amount of sale to be \$330,156.00.

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

True Copy—Test: Peggy Magee, Clerk (7-17,7-24,7-31)(7-24.7-31.8-7)91307

# LET'S MAKE A DIFFERENCE!

Be a Sponsor at the 27th Annual cancer crusade **ELEBRATION** of LIFE GALA



Thursday, August 7th, 2008 7:30 pm - 10:00 pm

Rod 'N' Reel Restaurant Chesapeake Beach, MD

Join our Honorary Chairs: Bob and Pat Carpenter

> **50 VIP Gala Tickets** \$25,000 ETERNITY DIAMOND HOPE DIAMOND \$15,000 30 VIP Gala Tickets DOUBLE DIAMOND \$10,000 20 VIP Gala Tickets

The Eternity, Hope & Double Diamond VIP Sponsors will receive a Hotel Suite, Reserved Parking, Media & Banner Recognition & Featured Sponsor on Celebration T-shirt

> DIAMOND \$5,000 10 VIP Gala Tickets

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> **EMERALD** \$3,000 **6 VIP Gala Tickets**

The Emerald VIP Sponsor will receive Media & Banner Recognition

10 Gala Tickets **PLATINUM** \$2,500 **GOLD** \$1,500 6 Gala Tickets \$1,000 4 Gala Tickets SILVER

**BRONZE** \$500 2 Gala Tickets The above Sponsors will receive Media & Banner Recognition

 $Q_{\mathsf{TH}}$  annual IP RECEPTION 5:30 TO 7:30 p.m.

> Eternity Diamond, Hope Diamond, Double Diamond, Diamond & **Emerald Sponsorships**

> > ★ Music ★

★ Prestige Bar ★

**★** Lobster Tails **★** 

**★Filets ★ Shrimp ★** 

★ Oysters ★ Clams ★ and much more...

Tickets: \$125 - Advanced Sales • \$150 - Day of the Event Heavy Hors D'oeuvres • Bountiful Buffets • Extravagant Desserts • Music • Dancing • Open Bar

(No admittance without a ticket.) Tickets on sale at any PNC Bank (formerly Mercantile Bank), the Rod 'N' Reel Restaurant, Stoney's Seafood Houses, Ticket Master and online at <a href="www.RodNReelCancerGala.org">www.RodNReelCancerGala.org</a>. Sponsored by the Calvert County Unit of the American Cancer Society and the Rod 'N' Reel Restaurant. Round-trip bus transportation available, please call Reid's Bus Service at 410-535-2730 for schedule



For more information, please call 410-257-2735 or visit us at www.RodNReelCancerGala.org



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

600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

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

#### 12113 WESTLOCK PLACE LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Levi J. Harvin and Charlene Harvin dated April 13, 2004 and recorded in Liber 19589, Folio 499 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$464,750.00, and an original interest rate of 10.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 12, 2008 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$55,000.00 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 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 resument of any deficiency in the purchaser price all contents. 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

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

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

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

(7-24,7-31,8-7)

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

91326

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED

## **REAL PROPERTY**

**4318 SHELL STREET CAPITOL HEIGHTS, MD 20743** 

Under a power of sale contained in a certain Deed of Trust from Falece Anderson dated June 22, 2007 and recorded in Liber 28254, Folio with an original principal balance of \$192,000.00, and an original interest rate of 7.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 12, 2008 AT 11:02 AM.

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

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 All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

91330

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

## **LEGALS**

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

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

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

**4604 MARIE STREET BELTSVILLE, MD 20705** 

Under a power of sale contained in a certain Deed of Trust from Fredy Montano Palacios and Milton Avalos Helena dated December 22, 2006 and recorded in Liber 27147, Folio 171 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$375,200.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 12, 2008 AT 11:01 AM.

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

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

Terms of Sale: A deposit of \$40,550.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

91327 (7-24,7-31,8-7)

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

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

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

#### **3218 BURTON COURT TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Clarence Johnson dated April 5, 2006 and recorded in Liber 28204, Folio 32 among the Land Records of Prince George's County, original interest rate of 8.390, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the pouline Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 AT immediately next to the Bourne 11:00 AM.

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

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

Terms of Sale: A deposit of \$21,300.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

## **LEGALS**

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

Towson, Maryland 21204

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

#### 8104 SANDY SPRING ROAD LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Ata Kpakpovi B. Adote dated June 9, 2006 and recorded in Liber 25625, Folio 555 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 6.850, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage immediately part to the Bourne parking garage, immediately next to the Bourn-Wing/Commissioner's entrance, designated by the presence of the pic nic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 AT 11:01 AM.

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

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

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

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

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

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

(7-31,8-7,8-14)91362

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

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

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

#### **822 CHATSWORTH DRIVE** ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Robert J. Strauss and Mary Grace Strauss dated October 19, 2006 and recorded in Liber 27390, Folio 422 among the Land Records of Prince with an original Maryland, County, orincipal balance of \$408,160.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 AT 11:02 AM.

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

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 \$43,800.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward urchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed

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

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

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(7-24,7-31,8-7)91361 (7-31,8-7,8-14) 91359 (7-31,8-7,8-14)

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

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

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

#### 3110 BRIGHTSEAT ROAD LANDOVER/HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Derick L. Harris dated September 19, 2006 and recorded in Liber 26074, Folio 319 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$120,000.00, and an original interest rate of 10.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picimmediately next nic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 AT 11:03 AM.

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

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

Terms of Sale: A deposit of \$14,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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91360

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED

**DISTRICT HEIGHTS, MD 20747** 

## **REAL PROPERTY**

## 7102 NIMITZ DRIVE

Under a power of sale contained in a certain Deed of Trust from Dora Alicia Olivares-Romero, Carlos Quintanilla-Orellana a/k/a Carlos Antonio Quintanilla-Orellana and Maria G. Morales dated November 30, 2005 and recorded in Liber 24020, Folio 354 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$275,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 AT 11:07 AM.

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

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

Terms of Sale: A deposit of \$29,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed

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

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## **LEGALS**

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

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

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

#### 12405 MARLEIGH DRIVE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Germaine N. Richardson and William A. Richardson dated June 26, 2006 and recorded in Liber 25490, Folio 299, loan modified by loan modification dated August 23, 2007, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$431,000.00, and an original interest rate of 9.400, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 AT 11:05 AM.

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

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

Terms of Sale: A deposit of \$47,750.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

#### 14320 DRIFTWOOD ROAD BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Raymond A. Washington Jr. dated July 18, 2005 and recorded in Liber 23067, Folio 713 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$520,000.00, and an original interest rate of 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 AT 11:04 AM.

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

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 \$55,000.00 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 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 parameter of our deficiency in the 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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> > (7-31,8-7,8-14)

## **LEGALS**

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

Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5114 KENNEBUNK TERRACE COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Guanina Jenkins-Serrano dated May 18, 2006 and recorded in Liber 25187, Folio 522 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,000.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the pic nic table), Upper Marlboro, Maryland 20772, on AUGUST 19, 2008 AT

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

Being known and designated as Lot 23 in Block 70A in a subdivision known as Block 50A and parts of Blocks 60A, 61A, 62 and 70A, Hollywood, and part of Block 6, the Addition to Daniel's Park, College Park", as per plat thereof recorded in Plat Book WWW 20 at folio 90 among the Land Records of Prince George's County, Maryland.

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

Terms of Sale: A deposit of \$23,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure 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 docu mentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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Drink and Drive!