

Alvin Lapidus, Solicitor
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**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**3325 E. GLENREED CT.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Michael Credle and Tawanda Credle, dated December 19, 2007 and recorded in Liber 29142, folio 432 among the Land Records of Prince George's Co., MD, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction on the premises, on

FEBRUARY 25, 2010 AT 2:00 PM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's Co., 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 the same, if any and with no warranty as to the description of the improvements.

Terms of Sale: A deposit of \$15,000 will be required at time of sale, such deposit to be in cash, certified check, or in other form as the Substitute Trustees may determine acceptable, in their sole discretion. Balance of the purchase price is to be paid in cash within ten (10) business days of the final ratification of sale by the Circuit Court for Prince George's Co.. Time is of the essence. If payment of the balance does not take place within ten business days of ratification, the deposit will be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from date of sale to date of settlement, in the event the property is purchased by someone rather than the noteholder. Taxes, ground rent and water rent to be adjusted to date of sale, if any. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$295.00 at settlement to seller's attorney for review of the settlement documents.

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

Dimensions, square footage and acreage contained herein are more or less. The information contained herein was obtained from sources deemed to be reliable, but is offered for information purpose only. The Auctioneer and the Substitute Trustees do not make any representations or warranties with respect to the accuracy of this information.

Alvin M. Lapidus, Denise Rush Nader, Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK ROAD, TOWSON, MD 21204
410-828-4838

WASHINGTON TIMES - DOUBLE COLUMN AD – FEB. 10, 17 & 24

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