

LEGALS

LEGALS

LEGALS

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

In the Matter of: JORDAN HARDY, Minor

Guardianship No. GD-10174

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely JORDAN HARDY an infant female born on March 4, 2004 at Washington, DC to Tiffany M. Hardy and Father Unknown, having been filed, it is this 18th day of August, 2011.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 22nd day of December, 2011, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20772 101943 (9-22,9-29,10-6)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls Donald P. Griswold 600 Baltimore Avenue, Suite 208 Towson, MD 21204

Substitute Trustees, Plaintiffs

Davinder Singh 1834 Ray Leonard Road Hyattsville, MD 20785 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-17718

Notice is hereby given this 26th day of September, 2011, 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 26th day of October, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 26th day of October, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$148,979.84. The property sold herein is known as 1834 Ray Leonard Road, Hyattsville, MD 20785.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 101981 (9-29,10-6,10-13)

NOTICE

IN THE MATTER OF: Castellia J R McNeil

FOR THE CHANGE OF NAME TO: Castellia Jedidaih Rei McNeil

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-24677

A Petition has been filed to change the name of Castellia J R McNeil to Castellia Jedidiah Rei McNeil.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 102407 (10-6)

NOTICE

IN THE MATTER OF: Frank Brogan Jr.

FOR THE CHANGE OF NAME TO: Kwabena Omowale Tumaini

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-23949

A Petition has been filed to change the name of Frank Brogan Jr to Kwabena Omowale Tumaini.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 102403 (10-6)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers 600 Baltimore Avenue, Suite 208 Towson, MD 21204

Substitute Trustees, Plaintiffs

Ruth Morgan Ernest Morgan 7007 Sourwood Lane Fort Washington, MD 20744 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-29079

Notice is hereby given this 27th day of September, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of October, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 27th day of October, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$229,500.00. The property sold herein is known as 7007 Sourwood Lane, Fort Washington, MD 20744.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 101983 (9-29,10-6,10-13)

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

In the Matter of: NAKIYA DENELLA LYNCH, Minor

Guardianship No. GD-10167

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely NAKIYA DENELLA LYNCH an infant female born on January 22, 1999 at Unknown to Nancy Deneen Lynch and Father Unknown, having been filed, it is this 3rd day of August, 2011.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 15th day of December, 2011, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20772 101941 (9-22,9-29,10-6)

NOTICE

IN THE MATTER OF: Devin Michael Joyner

FOR THE CHANGE OF NAME TO: Devin Michael Bond

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-24908

A Petition has been filed to change the name of (Minor Child) Devin Michael Joyner to Devin Michael Bond.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 102409 (10-6)

NOTICE

IN THE MATTER OF: Gilma Yaneth Argueta Del Cid

FOR THE CHANGE OF NAME TO: Gilma Yaneth Argueta

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-25272

A Petition has been filed to change the name of Gilma Yaneth Argueta Del Cid to Gilma Yaneth Argueta.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 102410 (10-6)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on October 20, 2011 and will be heard on December 20, 2011. Those licenses are:

Class B, Beer, Wine and Liquor - 17 BL 60

Class B, BH, BLX, CI, DD, BCE, Beer, Wine and Liquor License - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class B-AE, Beer, Wine and Liquor License, Class D(NH), Beer and Wine

Public Hearings are also scheduled for November 2, 2011 and November 9, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS Attest: Diane M. Bryant September 21, 2011 101992 (10-6,10-13)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on November 23, 2011 and will be heard on January 24, 2012. Those licenses are:

Class B, Beer and Wine - 17 BW 22

Class B, BH, BLX, CI, DD, BCE, Beer, Wine and Liquor License - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class B-AE, Beer, Wine and Liquor License, Class D(NH), Beer and Wine

Public Hearings are also scheduled for December 7, 2011 and December 14, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS Attest: Diane M. Bryant September 21, 2011 101993 (10-6,10-13)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

OCTOBER 14, 2011 AT 10:00 A.M.

General Auto Repair, Silver Spring, MD 2007 TOYOTA VIN #: 1NXBR32E672849346

Selective Auto Service, Capitol Heights, MD 1998 FORD VIN #: 1FMYU24E4WUD29533

Charles J. Green, Baltimore, MD 2000 MACK TRUCK VIN #: 1M1AA12Y2YW117422

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

Terms of Sale—CASH. Lienor reserves the right to bid. 102419 (10-6,10-13)

NOTICE

IN THE MATTER OF: Foday Batu Daramy

FOR THE CHANGE OF NAME TO: Jason Daramy

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-24783

A Petition has been filed to change the name of Foday Batu Daramy to Jason Daramy.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 102408 (10-6)

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

In the Matter of: JE'ANA JANET THOMPSON, Minor

Guardianship No. GD-10038

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely JE'ANA JANET THOMPSON an infant female born on May 6, 1996 at Kaiser, Hayward, California to Anna Natasha Walls and Jason Jerome Thompson, having been filed, it is this 30th day of June, 2011.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Anna Natasha Walls, the natural mother of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Anna Natasha Walls, is hereby notified to show cause on or before the 20th day of December, 2011, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20772 101980 (9-29,10-6,10-13)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duval Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on October 17th, 2011 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# 5591 2003 HONDA Accord-V6 VIN# 1HGCM66573A015974 MJ'S COLLISION CENTER & AUTO REPAIR 2801 W BELVEDERE AVE BALTIMORE

LOT# 5593 2006 TOYOTA Camry-4 Cyl. VIN# 4T1BE32K56U699715 CERTIFIED COLLISION CENTER 6230 HOLABIRD AVE BALTIMORE

LOT# 5594 1997 CHEVROLET TRUCK Astro-V6 VIN# 1GCDM19W4VB232955 MICHAEL CRAMER (PROP) 1 KLAERING CT ANNAPOLIS

LOT# 5596 2003 FORD TRUCK Windstar-V6 VIN# 2FMDA58413BA76053 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT# 5597 2000 FORD TRUCK Expedition-V8 VIN# 1FMPU18L2YLA74422 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT# 5599 2001 MAZDA Millenia-V6 VIN# JM1TA221811703448 SHEEHY MAZDA 5201 AUTH RD MARLOW HTS

LOT# 5626B 1984 WELLCRAFT 260 AFT 26FT REG# NJ 2389FC AQUA MARINA BOHEMIA VISTA 140 VISTA MAIN RD CHESAPEAKE CITY

LOT# 5628B 1995 MONTERAY 25FT 6IN REG# NJ5992FY AQUA MARINA BOHEMIA VISTA 140 VISTA MAIN RD CHESAPEAKE CITY

LOT# 5656 2001 CHRYSLER PT Cruiser-4 Cyl. VIN# 3C8FY4BB41T31118 DARCARS CHRYSLER JEEP DODGE MARLOW HTL 5060 AUTH WAY MARLOW HEIGHTS

LOT 5653 1974 Bayliner 23ft 8in Hin# BLB066BU0374 MD# 6236AT PARADISE MARINA 6124 DRUM POINT RD DEALE

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 101979 (9-29,10-6)

NOTICE

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

Substitute Trustees

vs.

TONY C. LIPSCOMBE 4908 Holly Spring Street Suitland, MD 20746-1034

DORIAN LIPSCOMBE 4908 Holly Spring Street Suitland, MD 20746-1034

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-08797

Notice is hereby given this 21st day of September, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4908 Holly Spring Street, Suitland, MD 20746-1034, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 21st day of October, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of October, 2011, next. The Report of Sale states the amount of sale to be Three Hundred Fifty Four Thousand, Three Hundred and 00/100 Dollars (\$354,300.00).

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 101955 (9-29,10-6,10-13)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test: Marilynn M. Bland, Clerk 101955 (9-29,10-6,10-13)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code Of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

OCTOBER 7, 2011 AT 10:00 AM

2006 Ford Truck 1FTPW14576KC83342

The auction will be held on the premises of: Flemming Automotive 3832 West Street Hyattsville Md 20785

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

101984 (9-29,10-6)

McCabe, Weisberg & Conway, LLC 8101 Sandy Spring Road, Suite 100 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 11311 Dundee Drive, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Gregory Von Brown, dated December 23, 2008, and recorded in Liber 30290 at folio 545 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 18, 2011 AT 9:33 AM.

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED SIX (6) IN BLOCK LETTERED "L" IN THE SUBDIVISION KNOWN AS "SECTION FOUR, ENTERPRISE ESTATES" AS PER PLAT RECORDED IN PLAT BOOK W.W.W., PAGE 65, PLAT NO. 23, AMONG THE LAND RECORDS OF PRINCE GEORGE COUNTY, MARYLAND, AND HAVING AN ADDRESS OF 11311 DUNDEE DRIVE, MITCHELLEVILLE, MARYLAND 20721.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Laura H. G. O'Sullivan, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland 101986 (9-29,10-6,10-13)

NOTICE

MARK G. LEVIN

and

MARILYN J. BRASIER

Substitute Trustees

vs.

DYNAMIC CORPORATION Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-13577

Notice is hereby given this 26th day of September, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 10733 Castleton Turn, Upper Marlboro, Maryland 20774, which is the subject of these proceedings, made and reported by Mark G. Levin, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of October, 2011; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 26th day of October, 2011; next. The report of sale states the amount of sale to be One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00), being the highest bid received for the property.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 101982 (9-29,10-6,10-13)

NOTICE

Laura H. G. O'Sullivan, et al., Substitute Trustees

vs.

Emmanuel Nzerem and Euphemia Nzerem Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 11-10776

ORDERED, this 16th day of September, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1033 Saint Michaels Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of October, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of October, 2011, next. The report states the amount of sale to be \$298,010.30.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 101929 (9-22,9-29,10-6)

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

LEGALS

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND
A Body Corporate and Politic
County Administration Building
14741 Gov. Oden Bowie Drive
Upper Marlboro, MD 20772

Serve:
HIQ Maryland Corporation,
Resident Agent
HIQ Corporate Services, Inc.
715 St. Paul Street
Baltimore, MD 21202

Mark H. Anders, (Trustee)
61 Sandfiddler Road
Hilton Head Island, SC 29928-3149

A. Gary Rever, (Trustee)
2204 Eastlake Road
Lutherville Timonium, Maryland
21093-2706

and

Prince George's County, Maryland
Serve: M. Andree Green, County Attorney
c/o Linda V. Allen, Chief of Treasury,
County Administration Building
14741 Governor Oden Bowie Drive,
1st Floor
Upper Marlboro, Maryland 20772

Defendants

and any and all persons that have
or claim to have any interest in the
property described as:

PROPERTY DESCRIPTION

All that property described as Lot
Numbered Thirty Nine (39), in the
subdivision known as "Lots 38 - 42,
Parcel 'A' TOWNSEND, (being a re-
subdivision of Lot 29)" per plat of
subdivision recorded in the Land
Records of Prince George's County,
Maryland, in Plat Book REP 206 at
plat 51. Being a portion of the prop-
erty described in deed conveyance
to Dangerfield Ventures, LLC,
recorded in Liber 23356 at folio 636
among the Land Records of Prince
George's County, Maryland.
Having the street address of 8503
Deborah Street, Clinton, MD 20735.
Tax ID No. 09-3672615.

Defendants

In the Circuit Court for
Prince George's County, Maryland
CAE 11-24355

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

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

It is thereupon this 3rd day of
October, 2011, by the Circuit Court
for Prince George's County,
Maryland.

ORDERED, that notice be given by
the insertion of a copy of this Order
in some newspaper having a gen-
eral circulation in Prince George's
County, Maryland, once a week for
three (3) successive weeks, on or
before the 28th day of October,
2011, warning all persons interest-
ed in the said property to be and
appear in this Court by the 15th
day of November, 2011, and
redeem the aforesaid property and
answer the Complaint, or there-
after a Final Order will be rendered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff a title free and clear of all
encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

102417 (10-6,10-13,10-20)

ORDER OF PUBLICATION

Jay Endelman
7404 Oak Lane
Chevy Chase, Maryland 20815-
5048

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

102418 (10-6,10-13,10-20)

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878

Plaintiff

L. Hope, a/k/a Linwood Hope,
Res. Agt. & Member
1725 I Street, NW, Suite 300
Washington, DC 20006

Serve also: David Sosa, Member
1725 I Street, NW, Suite 300
Washington, DC 20006

Serve also: Linwood M. Hope,
Member and Resident Agent
8639B 16th Street, Apt. 283
Silver Spring, Maryland 20910-2273

DJB Management, Inc., Profit
Sharing Plan and Trust, t/a DJB
Profit Sharing Fund, Inc. (Lender)
8009 Herb Farm Drive
Bethesda, Maryland 20817-1309

Serve: C. William Blomquist,
Resident Agent
8009 Herb Farm Drive
Bethesda, Maryland 20817-1309

Bancstar Title, LLC (Trustee)
8120 Woodmont Avenue, Suite 350
Bethesda, Maryland 20816

Serve: Charles E. Kohlhoss, III, Resident
Agent
8120 Woodmont Ave., Suite 350
Bethesda, Maryland 20814-2743

Firstbanc, LLC, a/k/a Firstbanc,
LLC
(Forfeited Entity - Lender)
Last known address:
12154 Darnestouwn Road, Suite 235
North Potomac, Maryland 20878

Serve: Charels Kohlhoss, III, last
designated Resident Agent and
Sole Organizer under Articles of
Organization for the Company
8120 Woodmont Ave., Suite 350
Bethesda, Maryland 20814-2743

Serve Also: State Department of
Assessments & Taxation, statutory
resident agent upon forfeiture
301 West Preston Street, 8th Floor
Baltimore, Maryland 21201

Michael L. Riffkin, Esquire
(Trustee)
9210 Corporate Boulevard, Suite 390
Rockville, Maryland 20850

CFG Community Bank
a/k/a AmericasBank (Lender)
1422 Clarkview Road, 5th Floor
Baltimore, Maryland 21209

LEGALS

interested in the property to appear
in this Court by the 15th day of
November, 2011, and redeem the
property and answer the Bill of
Complaint or thereafter a final
judgment will be entered foreclos-
ing all rights of redemption in the
property and vesting in the Plaintiff
a title, free and clear of all encum-
brances. (An. Code 1957, art. 81, &
107; 1985, Ch 8, & 2; 1986 Ch 825).

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

102416 (10-6,10-13,10-20)

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

In the Matter of:
BRIONA SHORTER, Minor

Guardianship No. GD-10171

ORDER OF PUBLICATION

A petition for the guardianship of
the person of a minor child, namely
BIONA SHORTER an infant
female born on November 9, 1996
at Prince George's Hospital,
Cheverly, Maryland to Linda
Shorter and Father Unknown, hav-
ing been filed, it is this 15th day of
August, 2011.

ORDERED, by the Orphan's
Court for Prince George's County,
Maryland, that the respondents,
Linda Shorter and Father
Unknown, the natural parents of
the aforementioned child, is hereby
notified that the aforementioned
petition for the guardianship of the
person has been filed, stating the
last known address of respondents
as unknown. Respondent, Linda
Shorter and Father Unknown, is
hereby notified to show cause on or
before the 22nd day of December,
2011, why the relief prayed should
not be granted; and said respon-
dent is further advised that unless
such cause be shown in writing and
filed by that date, the petitioner
may obtain a final decree for the
relief sought.

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

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

101942 (9-22,9-29,10-6)

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

In the Matter of:
KERLEECE ALBEN, Minor

Guardianship No. GD-10166

ORDER OF PUBLICATION

A petition for the guardianship of
the person of a minor child, namely
KERLEECE ALBEN an infant
female born on March 24, 2007 at
Unknown to Nicole Blackwell and
Dave Alben, having been filed, it is
this 29th day of July, 2011.

ORDERED, by the Orphan's
Court for Prince George's County,
Maryland, that the respondent,
Dave Alben, the natural father of
the aforementioned child, is hereby
notified that the aforementioned
petition for the guardianship of the
person has been filed, stating the
last known address of respondent
as unknown. Respondent, Dave
Alben, is hereby notified to show
cause on or before the 15th day of
December, 2011, why the relief
prayed should not be granted; and
said respondent is further advised
that unless such cause be shown in
writing and filed by that date, the
petitioner may obtain a final decree
for the relief sought.

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

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

101940 (9-22,9-29,10-6)

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

In the Matter of:
ALEK ALBEN, Minor

Guardianship No. GD-10165

ORDER OF PUBLICATION

A petition for the guardianship of
the person of a minor child, namely
ALEK ALBEN an infant female
born on December 12, 2001 at
Unknown to Nicole Blackwell and
Dave Alben, having been filed, it is
this 29th day of July, 2011.

ORDERED, by the Orphan's
Court for Prince George's County,
Maryland, that the respondent,
Dave Alben, the natural father of
the aforementioned child, is hereby
notified that the aforementioned
petition for the guardianship of the
person has been filed, stating the
last known address of respondent
as unknown. Respondent, Dave
Alben, is hereby notified to show
cause on or before the 15th day of
December, 2011, why the relief
prayed should not be granted; and
said respondent is further advised
that unless such cause be shown in
writing and filed by that date, the
petitioner may obtain a final decree
for the relief sought.

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

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

101939 (9-22,9-29,10-6)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
OCTOBER 25, 2011

NOTICE IS HEREBY GIVEN:
that applications have been made
with the Board of License
Commissioners for Prince George's
County, Maryland for the following
alcoholic beverage licenses in
accordance with the provisions of
Article 2B.

NEW - BLX

Robert J. Bernotas, Managing
Member, John Stautzenbach,
Member, Susan S. Brown, Member
for a Class B(BLX), Beer, Wine and
Liquor License for the use of
Saregha Restaurant Group, LLC,
t/a Bang Bang Mongolian Grill,
15750-2 Annapolis Road, Bowie,
20715.

Jon Milton Peterson, Member,
Sheldon Fireman, John Fireman,
Member for a Class B(BLX), Beer,
Wine and Liquor License for the
use of Peterson-Fireman Pizza
Venture, LLC, t/a Fiorella Pizzeria
Caffee, 152 National Plaza,
National Harbor, 20745.

Charles Burton Heiss, Authorized
Person, Francis J. McDonald,
Authorized Person for a Class B
(BLX), Beer, Wine and Liquor
License for the use of Nando's of
NH, LLC, t/a Nando's Peri Peri,
191 American Way, National
Harbor, 20745.

TRANSFER

George M. Shakra,
President/Treasurer, Rita I. Shakra,
Vice President, Michael Shakra,
Secretary for a Class A, Beer, Wine
and Liquor License for the use of
Laurel Park Liquors & Deli, Inc.,
t/a Laurel Park Liquors & Deli,
13600 Baltimore Avenue, Suite 208,
Laurel, 20707 transfer from Shakra,
Inc., t/a Laurel Park Liquors,
Jeffrey H. Weinberger,
President/Secretary/Treasurer,
Michael A. Shakra, Assistant
Secretary.

Maria A. Moreno,
President/Secretary/Treasurer for
a Class B, Beer, Wine and Liquor
License for the use of GASELA,
Inc., t/a Papi Chulo's Restaurant,
10841 Lanham-Severn Road, Glenn
Dale, 20769 transfer from GASELA,
Inc., t/a Papi Chulo's Restaurant,
Gladys J. Giron,
President/Treasurer, Edwin A.
Murillo, Secretary.

Anna Zheng,
President/Secretary/Treasurer for
a Class B, Beer, Wine and Liquor
License for the use of Seafood
Palace Buffet, Inc., t/a Seafood
Palace Buffet, 3745-A Branch
Avenue, Temple Hills, 20748 trans-
fer from Seafood Palace Buffet, Inc.,
t/a Seafood Palace Buffet, Meng
Wang, Vice President, Anna Zheng,
Secretary/Treasurer, Cynthia
Salley-Rawls, Assistant Secretary.

NEW

Frank O. Coombs,
President/Secretary/Treasurer,
Gregory M. Coombs, Vice
President, for a New Class D, Beer
License for the use of Ollie's
Hospitality of Lanham Maryland,
t/a J 'Ollie's Restaurant, 9023
Annapolis Road, Lanham, 20706.

A hearing will be held at 5012
Rhode Island Avenue, Hearing
Room 200, Hyattsville, Maryland
20781, 10:00 a.m., Tuesday, October
25, 2011. Additional information
may be obtained by contacting the
Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
October 4, 2011

101991 (10-6,10-13)

PUBLICATION NOTICE

Deutsche Bank National Trust
Company as Trustee under the
Pooling and Servicing Agreement
dated as of September 1, 2006,
GSAMP Trust 2006-FM2

The Heirs of Cicely Baxter St. John
and The Heirs of Horace Rickford
St. John and Dennis H. Adams

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-11222

The above Plaintiff has filed a
Complaint to Quiet Title and for
Declaratory Judgment in which
Plaintiff seeks to declare that the
Plaintiff's lien is a first-priority lien
against 2201 Beechwood Road,
Hyattsville, Maryland 20783.

Notice is hereby issued by the
Circuit Court for Prince George's
County, that the relief sought in the
aforementioned complaint may be
granted, unless cause be shown to
the contrary. Defendants, the
unknown heirs of Cicely Baxter St.
John and the unknown heirs of
Horace Rickford St. John, are to file
a response to the complaint on or
before November 12, 2011. Failure
to file the response within the time
allowed my result in a judgment by
default or the granting of the relief
sought.

This Notice is to be published in a
newspaper of general circulation in
Prince George's County, Maryland,
once a week for three successive
weeks on or before the 12th day of
October, 2011.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

102415 (10-6,10-13,10-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER LEWIS JORDAN

Notice is given that Michelle
Jordan whose address is 14409
Dunstable Court, Bowie, MD
20721, was on September 27, 2011
appointed personal representative
of the small estate of Walter Lewis
Jordan who died on June 1, 2011,
with a will.

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

All persons having any objection
to the appointment shall file their
objections with the Register of Wills
within 30 days after the date of
publication of this Notice. All per-
sons having an objection to the pro-
bate of the will shall file their objec-
tions with the Register of Wills
within six months after the date of
publication of this Notice.

(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 writ-
ten 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.

MICHELLE JORDAN
Personal Representative

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

Estate No. 87997
101996 (10-6)

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

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR CHILD

Adoption No: CAA11-23617

NOTICE TO UNKNOWN FATHER

To: UNKOWNN BIRTH FATHER:
You are hereby notified that an
adoption case has been filed in the
Circuit Court for Prince George's
County, Adoption No. CAA11-
23617. All persons who believe
themselves to be parents of a
female child born on June 22, 2010,
to SHAWANA TIENN'E SHEP-
ARD, born March 22, 1974, and
UNKOWNN BIRTH FATHER,
birth date UNKNOWN, shall file a
written response. A copy of the
show cause order may be obtained
from the clerk's office at the Circuit
Court for Prince George's County,
Maryland, 14735 Main Street,
Upper Marlboro, Maryland 20772
and telephone number: 301-952-
5206. If you do not file a written
objection within 30 days after this
notice is posted in a newspaper of
general circulation in the Prince
George's County, Maryland area,
you will have agreed to the perma-
nent loss of your parental rights to
this child.

102411 (10-6)

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

IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD

Case No: CAE11-17353

ORDER OF PUBLICATION

This is to give notice that on the
20th day of July, 2011, a Petition for
Guardianship of a Minor Child was
filed in the Circuit Court for
Prince George's County, Maryland,
by HERMINIA VARGA, Petitioner,
against GLORIA LAURA
SAAVEDRA VARGAS, birth mother,
and JAVIER LEAL, birth father. The
birth mother, GLORIA LAURA
SAAVEDRA VARGAS, last known
address is in Guatemala, and the
last known address of the birth
father, JAVIER LEAL is unknown
and his whereabouts are unknown.
The petition alleges that the birth
father's whereabouts are currently
unknown and that they have made
attempts to locate the birth father
and have been unsuccessful. The
petition further alleges that Petitioner is a resident of Prince
George's County, and has been so
for more than one year.

The relief prayed in the petition
CAE11-17353, Guardianship of
Minor Child, is that she be granted
Guardianship of the Minor Child
and any other relief deemed just
and proper by the Court.

Whereupon, it is Ordered by the
Circuit Court for Prince George's
County, this 28th day of September,
2011, that the Petitioner cause a
copy of the order to be inserted in a
newspaper published in Prince
George's County, once a week in
each of three successive weeks, by
the 28th day of October, 2011, giv-
ing notice to the JAVIER LEAL,
Birth Father, the object and sub-
stance of the Petition and warning
them to show cause, if any there
may be, on or before the 31st day of
October, 2011 why the relief
requested should not be granted.

MARILYN M. BLAND
CLERK

True Copy—Test:
Marilynn M. Bland, Clerk

102000 (10-6,10-13,10-20)

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

IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD

Case No: CAE11-22266

ORDER OF PUBLICATION

This is to give notice that on the
1st day of September, 2011, a
Petition for Guardianship of a
Minor Child was filed in the Circuit
Court for Prince George's
County, Maryland, by LUCILLE
PORTER, Petitioner, against TON-
ICE PORTER, birth mother, and
JOHN DOE, birth father. The birth
mother, TONICE PORTER, last
known address is 9330 Alcona
Street, Lanham, MD 20706, and the
last known address of the birth
father, is unknown and his where-
abouts are unknown. The petition
alleges that the birth father's
whereabouts are currently
unknown and that they have made
attempts to locate the birth father
and have been unsuccessful. The
petition further alleges that
Petitioner is a resident of Prince
George's County, and has been so
for more than one year.

The relief prayed in the petition
CAE11-22266, Guardianship of
Minor Child, is that she be granted
Guardianship of the Minor Child
and any other relief deemed just
and proper by the Court.

Whereupon, it is Ordered by the
Circuit Court for Prince George's
County, this 28th day of September,
2011, that the Petitioner cause a
copy of the order to be inserted in a
newspaper published in Prince
George's County, once a week in
each of three successive weeks, by
the 28th day of October, 2011, giv-
ing notice to the JOHN DOE, Birth
Father, the object and substance of
the Petition and warning them to
show cause, if any there may be, on
or before the 31st day of
October, 2011 why the relief
requested should not be granted.

MARILYN M. BLAND
CLERK

True Copy—Test:
Marilynn M. Bland, Clerk

102401 (10-6,10-13,10-20)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall I. Rolls
Donald P. Griswold
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

Amanda G. Knoch
Michael Knoch
7217 East Kilmer Street
Hyattsville, MD 20785

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-16539

Notice is hereby given this 28th
day of September, 2011, by the
Circuit Court for Prince George's
County, that the sale of the Prop-
erty mentioned in these proceed-
ings, made and reported, will be
ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 28th day of
October, 2011, provided a copy of
this notice be published in a news-
paper of general circulation in
Prince George's County, once in
each of three successive weeks
before the 28th day of October,
2011.

The Report of Sale states the
amount of the foreclosure sale price
to be \$138,000.00. The property
sold herein is known as 7217 East
Kilmer Street, Hyattsville, MD
20785.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

101999 (10-6,10-13,10-20)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees

Plaintiffs

Sylvia A. Crowder and
Kevin Crowder

Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 11-09763

ORDERED, this 27th day of
September, 2011 by the Circuit
Court of PRINCE GEORGE'S
COUNTY, Maryland, that the sale
of the property at 4613 Davis
Avenue, Suitland, Maryland 20746
mentioned in these proceedings,
made and reported by Laura H. G.
O'Sullivan, et. al., Substitute
Trustees, be ratified and confirmed,
unless cause to the contrary thereof
be shown on or before the 27th day
of October, 2011, next, provided a
copy of this Notice be inserted in
some newspaper published in said
County once in each of three suc-
cessive weeks before the 27th day
of October, 2011, next.

The report states the amount of
sale to be \$283,875.20.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

101998 (10-6,10-13,10-20)

THE PRINCE GEORGE'S POST NEWSPAPER 301-627-0900

**LEGALS**

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
4917 Gully Court, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Vincent L Paris, dated July 15, 2009, and recorded in Liber 30837 at folio 252 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**OCTOBER 18, 2011**

**AT 9:48 AM.**

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

LOT NUMBERED SEVENTY-FOUR (74), IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT ONE, SUTLER SUBDIVISION", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BLOOK VJ 163 AT PLAT 98. BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101967 (9-29,10-6,10-13)

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

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

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

2705 NEWGLEN AVENUE  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Debra Jean Ladik and Darlene Marie Ladik, dated December 14, 2007 and recorded in Liber 29310, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 18, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$26,500.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. 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 sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101956 (9-29,10-6,10-13)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
1902 Red Oak Drive, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Lyndel R Walters and Michael Walters, dated April 22, 2008, and recorded in Liber 29650 at folio 277 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**OCTOBER 18, 2011**

**AT 9:39 AM.**

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

BEING ALL OF LOT NUMBERED TWENTY (20) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "LENKINS ADDITION TO ADELPHI" AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. 25 AT PLAT 41 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING IN THE CHILLUM (17TH) ELECTION DISTRICT.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101965 (9-29,10-6,10-13)

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

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

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

1606 OPUS AVENUE  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Celestine Akpuaka, dated October 6, 2006 and recorded in Liber 26470, Folio 361 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$231,200.00, and an original interest rate of 8.445%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 18, 2011 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 \$23,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. 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 sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101968 (9-29,10-6,10-13)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
15212 Emily Court, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Zoe A. Goss, dated May 23, 2008, and recorded in Liber 29796 at folio 58 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**OCTOBER 18, 2011**

**AT 9:51 AM.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED ONE (1) IN BLOCK LETTERED D AS SHOWN ON A PLAT ENTITLED "PLAT ONE, ENFIELD CHASE, SECTION THREE" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 125 AT PLAT 65.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101969 (9-29,10-6,10-13)

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

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

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

8001 MANDAN ROAD, UNIT 203  
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Regine Padilla, dated September 6, 2006 and recorded in Liber 26208, Folio 560, and re-recorded at Liber 31630, Folio 555 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an original interest rate of 6.490%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 18, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. 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 sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101963 (9-29,10-6,10-13)

**LEGALS**

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

**In the Matter of:**  
DACHAUN J. JONES, Minor

Guardianship No. GD-10178

**ORDER OF PUBLICATION**

A petition for the guardianship of the person of a minor child, namely DACHAUN J. JONES an infant male born on May 28, 2003 at Holy Cross Hospital, Silver Spring, MD to Chaenda Lanice Jones and William Robbins, Jr., having been filed, it is this 24th day of August, 2011.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, William Robbins, Jr., the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Chattanooga, Tennessee. Respondent, William Robbins, Jr., is hereby notified to show cause on or before the 22nd day of December, 2011, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

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

101944 (9-22,9-29,10-6)

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

**In the Matter of:**  
ASIA BROWN-TURNER, Minor

Guardianship No. GD-10163

**ORDER OF PUBLICATION**

A petition for the guardianship of the person of a minor child, namely ASIA BROWN-TURNER an infant female born on December 4, 2003 at Unknown to Akiko Brown and Father Unknown, having been filed, it is this 28th day of July, 2011.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 1st day of December, 2011, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

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

101937 (9-22,9-29,10-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
DELORIS DEVONE  
PENDERGRASS

Notice is given that John L. Pendergrass, whose address is 221 Kendle Street, Upper Marlboro, MD 20774 was on September 12, 2011 appointed personal representative of the estate of Deloris Devone Pendergrass, who died on August 23, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of March, 2012.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JOHN L. PENDERGRASS  
Personal Representative

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

Estate No. 88454  
101935 (9-22,9-29,10-6)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs

v.

Carnitta Johnson  
Frederick Johnson  
2503 Baikal Loop  
Upper Marlboro, MD 20774  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE11-12799**

Notice is hereby given this 19th day of September, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of October, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of October, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$203,121.89. The property sold herein is known as 2503 Baikal Loop, Upper Marlboro, MD 20774.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

101951 (9-22,9-29,10-6)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs

John Jones  
Christy J. Jones  
9103 Dangerfield Road  
Clinton, MD 20735  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE11-15107**

Notice is hereby given this 19th day of September, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of October, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of October, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$198,475.00. The property sold herein is known as 9103 Dangerfield Road, Clinton, MD 20735.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

101946 (9-22,9-29,10-6)

**THE PRINCE GEORGE'S  
POST  
NEWSPAPER  
CALL 301-627-0900  
FAX 301-627-6260**

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

**IN THE MATTER OF THE  
PETITION OF APPOINTMENT  
OF A GUARDIAN OF A  
MINOR CHILD**

Case No: CAE11-18819

**ORDER OF PUBLICATION**

This is to give notice that on the 5th day of August, 2011, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by VERNICE GRAY, Petitioner, against NAKITA L. GRAY, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, NAKITA L. GRAY is DECEASED, and the last known address of the BIRTH FATHER is UNKNOWN and his whereabouts are UNKNOWN. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-18819, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 17th day of September, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 17th day of October, 2011, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 21st day of October, 2011 why the relief requested should not be granted.

MARILYN M. BLAND  
CLERK  
Estate No. 88513  
101954 (9-29,10-6,10-13)

**LEGALS**

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

**In the Matter of:**  
MICAHA ALBEN, Minor

Guardianship No. GD-10164

**ORDER OF PUBLICATION**

A petition for the guardianship of the person of a minor child, namely MICAHA ALBEN an infant male born on August 28, 2000 at Unknown to Nicole Blackwell and Dave Alben, having been filed, it is this 29th day of July, 2011.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Dave Alben, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Dave Alben, is hereby notified to show cause on or before the 15th day of December, 2011, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

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

101938 (9-22,9-29,10-6)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Donald P. Griswold  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs

Johnnie B. Walker  
Krystal L. Walker  
10017 Behun Drive  
Cheltenham, MD 20623  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE11-09269**

Notice is hereby given this 19th day of September, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of October, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of October, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$119,900.00. The property sold herein is known as 10017 Behun Drive, Cheltenham, MD 20623.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

101952 (9-22,9-29,10-6)

Melvin L. Schneider  
Attorney at Law  
7213 Hanover Parkway  
Greenbelt, Maryland 20770  
301-982-4800

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
JAMES HOWARD MOORE

Notice is given that Emma Moore-Kochlacs, whose address is 146 West Douglas Ave., El Cajon, CA 92020 was on September 16, 2011 appointed personal representative of the estate of James Howard Moore, who died on September 4, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 16th day of March, 2012.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

EMMA MOORE-KOCHLACS  
Personal Representative

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

Estate No. 88513  
101950 (9-22,9-29,10-6)

**LEGALS**

BIG TINY TOWING  
AUTO CLINIC, INC.  
6118 Central Ave.  
Capitol Heights, MD 20743  
434-547-2652

**MECHANIC'S LIEN SALE**

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

1969 CHEVY  
VIN#: 124379N703352

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on Saturday, October 8, 2011, at 10:00 A.M.

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

Big Tiny's Towing & Auto Clinic;  
Lienor

101977 (9-29,10-6)

**THE PRINCE GEORGE'S  
POST  
NEWSPAPER  
CALL 301-627-0900  
FAX 301-627-6260**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
ALPHONSO BROOKS

Notice is given that Fernando M. Brooks, whose address is 1015 Emmanuel Church Road, Huntingtown, MD 20639 was on September 1, 2011 appointed personal representative of the estate of Alphonso Brooks, who died on August 25, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 1st day of March, 2012.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

FERNANDO M. BROOKS  
Personal Representative

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

Estate No. 88431  
101936 (9-22,9-29,10-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
KATHERINE ANN BELL

Notice is given that John M. Bell whose address is 2708 Gaither Street, Temple Hills, MD 20748 was on September 14, 2011 appointed personal representative of the estate of Katherine Ann Bell who died on September 7, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of March, 2012.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JOHN M. BELL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773

Estate No. 88491  
101945 (9-22,9-29,10-6)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
4505 Samar Street, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Leonard J Makowski, dated April 27, 2007, and recorded in Liber 27786 at folio 220 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**OCTOBER 11, 2011  
AT 9:36 AM.**

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

LOT NUMBERED ELEVEN (11), IN BLOCK NUMBERED SEVEN (7), IN A SUBDIVISION KNOWN AS 'LOTS 5 THROUGH 8, INCL. BLOCK 6, LOTS 9 THROUGH 12 INCL. BLOCK 7, CHESTNUT HILLS' AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND, IN PLAT BOOK NO. WWW 32, PLAT NO. 4.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101932 (9-22,9-29,10-6)

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
8684 Devon Hills Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Carrella Jubilee, dated October 8, 2007, and recorded in Liber 28864 at folio 689 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**OCTOBER 18, 2011  
AT 9:54 AM.**

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

BEING KNOWN AND DESIGNATED AS UNIT NUMBERED 8684, BUILDING NUMBERED ELEVEN (11) OF PHASE 12-B, IN THE CONDOMINIUM REGIME KNOWN AS "DEVON HILLS CONDOMINIUM" AS ESTABLISHED PURSUANT TO THE DECLARATION OF DEVON HILLS CONDOMINIUM MADE BY PALMER WOODS LIMITED PARTNERSHIP DATED AUGUST 15, 1988 AND RECORDED IN LIBER 7079, FOLIO 790 AND AMENDED BY THE SIXTEENTH AMENDMENT THERETO RECORDED IN LIBER 9080, FOLIO 522, BOTH DOCUMENTS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND AND PURSUANT TO THE PLATS AND PLANS OF PHASE 12-B IN THE CONDOMINIUM REGIME KNOWN AS "DEVON HILLS CONDOMINIUM" DESCRIBED IN SAID DECLARATION AND THE SIXTEENTH AMENDMENT THERETO, RECORDED IN THE AFORESAID LAND RECORDS IN PLAT BOOK V.J. NO. 167, PLATS NUMBERED 13-15, INCLUSIVE. BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND IN THE COMMON EXPENSES AND COMMON PROFITS OF THE AFORESAID CONDOMINIUM.

SUBJECT TO AND WITH THE BENEFIT OF THE AFORESAID CONDOMINIUM DECLARATION AND CONDOMINIUM BY-LAWS, AS AMENDED TO DATE, RESPECTIVELY; FURTHER SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS CONTAINED IN OR REFERRED TO IN THE AFORESAID CONDOMINIUM DECLARATION, AS AMENDED TO DATE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATION TO PAY THE ASSESSMENTS AS DESCRIBED IN THE CONDOMINIUM DECLARATION AND BY-LAWS, AS AMENDED TO DATE.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date

## LEGALS

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
8907 Blackbriar Court, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Kathleen R. Jones and Freddie L. Jones, dated July 27, 2006, and recorded in Liber 26065 at folio 271 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 18, 2011  
AT 9:42 AM.

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

LOT NUMBERED TWELVE (12) IN BLOCK LETTERED "E" IN THE SUB-DIVISION KNOWN AS "PLAT TWO, MAPLEWOOD" PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 64, AT PLAT 39 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 9TH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 8907 BLACKBRIAR COURT, FORT WASHINGTON, MD 20744.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101966 (9-29,10-6,10-13)

## 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

8115 STEVE DRIVE  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Lavita P. Evans and William A. Mahoney, dated December 15, 2006 and recorded in Liber 026685, Folio 0344 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,350.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 25, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. 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 sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101990 (10-6,10-13,10-20)

## LEGALS

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
9707 Spinnaker Street, Cheltenham, Maryland 20623

By virtue of the power and authority contained in a Deed of Trust from Cortez J Brooks III, Monroe Harris and Nicole C Brooks, dated December 30, 2008, and recorded in Liber 30307 at folio 214 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 11, 2011  
AT 9:30 AM.

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

LOT NUMBERED FIFTY-SIX (56) IN BLOCK LETTERED "A" IN THE SUB-DIVISION KNOWN AS "PLAT FOUR, TIPPETT ESTATES" AS PER PLAT HEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 151 AT PLAT NO. 73.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$50,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101930 (9-22,9-29,10-6)

## 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

9330 WYATT DRIVE  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Timothy Ojuare and Abimbola Oladokun, dated August 10, 2006 and recorded in Liber 26036, Folio 557 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$287,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 25, 2011 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 \$29,500.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. 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 sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101995 (10-6,10-13,10-20)

## LEGALS

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

### SUBSTITUTE TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE LOCATED AT  
7512 HAWTHORNE STREET, UNITS 1, 4 AND 5; 7514  
HAWTHORNE STREET, UNITS 1, 2, 4, 5 AND 6; 7516  
HAWTHORNE STREET, UNITS 1, 2, 3, 4, 5 AND 6; 2510  
MARKHAM LANE, UNITS 1, 2, 3, 4 AND 5; 2512 MARKHAM  
LANE, UNITS 1, 3 AND 4; AND 2514 MARKHAM LANE,  
UNITS 1, 3, 4 AND 5, ALL IN LANDOVER, PRINCE  
GEORGE'S COUNTY, MARYLAND 20785.

By virtue of the power of sale conferred in a Purchase Money Deed of Trust, Assignment and Security Agreement from The Markham II, LLC to Sandra G. Keggins and William R. Linsao, Trustees, dated January 29, 2007 and recorded on January 31, 2007, among the Land Records of Prince George's County, Maryland, in Liber 27026 Folio 685 (the "Deed of Trust"), the noteholder having substituted and appointed the undersigned Substitute Trustees in the place and stead of the original Trustees, and default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court House, located at 14735 Main Street, Upper Marlboro, Maryland 20772 on:

OCTOBER 25, 2011 AT 10:30 A.M.

All of the interest of said The Markham II, LLC in all that property described in said Deed of Trust as follows:

Residential Condominium Unit Nos. 1, 4 and 5 in Building No. 7512, Residential Condominium Unit Nos. 1, 2, 4, 5 and 6 in Building No. 7514, Residential Condominium Unit Nos. 1, 2, 3, 4, 5 and 6 in Building No. 7516, Residential Condominium Unit Nos. 1, 2, 3, 4 and 5 in Building No. 2510, Residential Condominium Unit Nos. 1, 3, and 4 in Building No. 2512 and Residential Condominium Unit Nos. 1, 3, 4 and 5 in Building No. 2514 in The Markham View Condominiums, Prince George's County, Maryland, and the Common Elements appurtenant thereto, pursuant to the Supplementary Declaration recorded in Liber 27869 at folio 082 et seq., among the Land Records of Prince George's County, Maryland, and the Condominium Plats recorded in Plat Book 220 at Plat Numbers 3-5, among the Land Records of Prince George's County, Maryland, and being in the 13th Election District.

The property will be sold in "AS IS, WHERE IS" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, matters of record, governmental agency regulations, notices of violations of law or municipal ordinances, environmental conditions, prior liens of record, all matters that take priority over the Deed of Trust and rights of tenants and parties in possession, if any.

The subject property is improved. All descriptions of the subject property have been obtained from material believed to be accurate, but no warranty is made, either express or implied, as to the accuracy of any such representation.

#### TERMS OF SALE

The Substitute Trustees will first sell the Residential Condominium Units separately and all bids shall be reserved. The Substitute Trustees will then sell any remaining unpurchased Residential Condominium Units together as one property and any bid shall be reserved. The Substitute Trustees will then determine which bid or bids, in his or her discretion, shall be accepted towards satisfaction of the lien of the noteholder.

This advertisement, as amended or supplemented by any oral announcements made by the Substitute Trustees during the conduct of the sale, constitutes the Substitute Trustees' entire statement relative to the property described herein and the terms and conditions upon which the premises shall be offered for sale. The Substitute Trustees reserve the unqualified right to withdraw the premises at any time prior to the conclusion of the public auction. The highest bidder acknowledged by the Substitute Trustees shall be the successful Purchaser.

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

All cash with a deposit at the time of sale of Eight Thousand and NO/100 Dollars (\$8,000.00) for each Residential Condominium Unit, which deposit shall be in the form of cash, or certified or bank cashier's check issued payable to the order of the Substitute Trustees. The noteholder shall not be required to post a deposit. The Substitute Trustees reserve the right to pre-qualify any and all bidders and to require the posting by each bidder of a deposit which shall be refunded to the bidders at the close of bidding, except the successful purchaser.

In the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the deposit at the option of the Substitute 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 Substitute Trustees to further avail themselves of additional legal or equitable remedies available.

At settlement, the balance of the purchase price over and above the retained deposit, with interest thereon currently at the rate of Five and One Half Percent (5.5%) per annum, will be due in cash. Conveyance shall be by Substitute Trustees' Deed without covenant or warranty, express or implied. All loss or damage to the subject property from and after the date of sale will be at the sole risk of the successful purchaser. It shall be the purchaser's responsibility to obtain possession of the property in the event it is occupied.

With the exception of real property taxes, any and all public charges, regular and special assessments and front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will 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. The purchaser will pay any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified, or if for any reason the Substitute Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the purchaser shall have no further claim against the Substitute Trustees.

Any inquiries may be directed to the Substitute Trustees during normal business hours at the address and phone number listed herein.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale. TIME IS OF THE ESSENCE FOR THE PURCHASER.

Mark G. Levin, Sally Presler McCash, Substitute Trustees

102414 (10-6,10-13,10-20)

# THE PRINCE GEORGE'S POST

## Call 301-627-0900

## Fax 301-627-6260

# Have A Safe Weekend!

## LEGALS

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
11820 Capstan Drive, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Everett W Sharpe and Stacey Harkins, dated December 22, 2006, and recorded in Liber 26803 at folio 403 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 25, 2011  
AT 9:33 AM.

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

LOT 7, BLOCK F, IN THE SUBDIVISION KNOWN AS "MARYVALE"

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AT LIBER #30323 AND FOLIO #215.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$56,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101994 (10-6,10-13,10-20)

Bid No. DER 2011-0006

### NOTICE TO CONTRACTORS

#### PATS LANE STORM DRAIN IMPROVEMENT PROJECT

ATTENTION: This bid is restricted to Certified Minority Business Enterprises that has a current certification with the Prince George's County Minority Business Development Division and in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Prince George's County MBE Program. This project will require submission of a bid bond at time of bid opening.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of Pats Lane Storm Drain Improvement Project in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Administrative Services, Attn: Dennis Bigley, 9400 Peppercorn Place, Suite 520, Largo, Maryland, 20774, until 10:00 A.M. local prevailing time, October 27, 2011, and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after October 6, 2011:

McGraw-Hill Construction Dodge: Fatima Arastu, 8501 LaSalle Road, Suite 204, Towson, MD 21286. Tel: 410-821-8046; Fax: 410-821-0090

Construction Data Corporation: Cristian Durham, 111 Corning Road, Suite 140, Cary, North Carolina 27511. Tel: 888-232-2850; Fax: 888-232-2856

Reed Construction Data: 30 Technology Parkway South, Norcross, GA 30092 Tel: 1-800-304-0059; Fax: 1-800-303-8629.

The project includes, but is not limited to, construction of storm drain system, water main relocation, sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after October 6, 2011 at the Capital Projects Section, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: Ben Belton at (301) 883-5938. A non-refundable fee of Twenty five Dollars (\$40.00) will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for October 13, 2011 at 10:00AM, at the Capital Projects Section, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

By authority of  
Rushern L. Baker, III  
County Executive  
Prince George's County, Maryland

102413 (10-6)

### NOTICE

IN THE MATTER OF:  
Maureen Therese Kelly

FOR THE CHANGE OF  
NAME TO:  
Maureen Kelly Pitts

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-23639

A Petition has been filed to change the name of Maureen Therese Kelly to Maureen Kelly Pitts.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland

102402 (10-6)

### NOTICE

IN THE MATTER OF:  
Ronald Olton Adams

FOR THE CHANGE OF  
NAME TO:  
John Adams

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-23983

A Petition has been filed to change the name of Ronald Olton Adams to John Adams.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland

102404 (10-6)

## LEGALS

McCabe, Weisberg & Conway, LLC  
8101 Sandy Spring Road, Suite 100  
Laurel, Maryland 20707  
301-490-3361

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

Improved by premises known as  
6600 Elmhurst Street, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Janie Wright and Tonya M Wright, dated July 1, 2006, and recorded in Liber 25716 at folio 395 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 25, 2011  
AT 9:36 AM.

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

LOT NUMBERED FOURTEEN (14) IN BLOCK NUMBERED FIFTY-FOUR (54) IN THE SUBDIVISION KNOWN AS BLOCKS 51, 52, 53, 54 AND 55, SECTION THREE, DISTRICT HEIGHTS AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK BB 9 AT PLAT 27, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101989 (10-6,10-13,10-20)

## COUNTY COUNCIL HEARING

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

TUESDAY, NOVEMBER 8, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

1:30 P.M.

Notice is hereby given that on Tuesday, November 8, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CB-8-2011 - (SUBDIVISION BILL) - AN ACT CONCERNING VALIDITY PERIODS FOR PRELIMINARY PLANS OF SUBDIVISION** for the purpose of temporarily extending the validity periods of all approved applications for Preliminary Plans of Subdivision that were in a valid status as of January 1, 2011.

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

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Ingrid M. Turner, Chair

Attest: Redis C. Floyd  
Clerk of the Council

101987 (10-6)

## LEGALS

### ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
S10-064	Ambulance Transportation	Pre-Bid Conference- 10/20/11 at 10:00 a.m. Closes: 11/3/11 @ 3:00 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.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov). 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—  
Rushern L. Baker, III  
County Executive

102412 (10-6)

### NOTICE

IN THE MATTER OF:  
Eugene Christopher Vaughn

FOR THE CHANGE OF  
NAME TO:  
Christopher Deonte Charles

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-24561

A Petition has been filed to change the name of (Minor Child) Eugene Christopher Vaughn to Christopher Deonte Charles.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland

102406 (10-6)

### NOTICE

IN THE MATTER OF:  
Giancarlo Rodriguez Nataren

FOR THE CHANGE OF  
NAME TO:  
Giancarlo Navidad Nataren

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-24345

A Petition has been filed to change the name of (Minor Child) Giancarlo Rodriguez Nataren to Giancarlo Navidad Nataren.

The latest day by which an objection to the Petition may be filed is October 31, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland

102405 (10-6)

## COUNTY COUNCIL HEARING

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

TUESDAY, NOVEMBER 1, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

1:30 P.M.

Notice is hereby given that on Tuesday, November 1, 2011 the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-64-2011 - A RESOLUTION CONCERNING MARYLAND-NATIONAL PARK AND PLANNING COMMISSION** for the purpose of temporarily extending the validity periods of all approved applications for Preliminary Plans of Subdivision that were in a valid status as of January 1, 2011.

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

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Ingrid M. Turner, Chair

Attest: Redis C. Floyd  
Clerk of the Council

101988 (10-6,10-13)

**THE PRINCE GEORGE'S  
POST WISHES  
EVERYONE A SAFE  
WEEKEND.  
PLEASE, DON'T DRINK  
AND DRIVE!!**

**LEGALS**

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

**TRUSTEE'S SALE**

**Of valuable, improved real estate, located at 546 Wilson Bridge Drive, #D-1, Oxon Hill, Prince George's County, Maryland, 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, Brookside Park Condominium, Inc. v. Spencer Becton, Case No: CAE-11-16103, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**OCTOBER 7, 2011 AT 2:00 P.M.**

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 546 Wilson Bridge Drive, #D-1, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit Numbered 6747/D-1 in Building Numbered 17 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 Deed.

SUBJECT to all restrictions, right of way easements and other conditions contained in Deeds forming the chain of title to the captioned property.

Said property being located in the 12th Election District of said County.

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 any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further 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 Five thousand and 00/100 Dollars (\$5,000.00), 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 remedies available to them.

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

With the exception of 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. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will 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. The purchaser will pay any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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 Bethany L. Flanders, Esquire, at the above captioned address.

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

DANNY BROOKS AND MARK G. LEVIN, Trustees

101913 (9-15,9-22,9-29,10-6)

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

**TRUSTEE'S SALE**

**Of valuable, improved real estate, located at 541 Wilson Bridge Drive, #B-2, Oxon Hill, Prince George's County, Maryland, 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, Brookside Park Condominium, Inc. v. Trina N. Hall, et al., Case No: CAE-11-09089, 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 Trustees to sell at public auction on:

**OCTOBER 19, 2011 AT 2:00 P.M.**

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 541 Wilson Bridge Drive, #B-2, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit numbered 6740/B-2, in Building numbered three (3) in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as

**LEGALS**

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 a 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 reviewed or amended from time to time pursuant to said master Deed. Being in the 12th Election District of said County.

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 Deutsche Bank's claim to a senior lien position and the outcome of a pending case filed in the Circuit Court for Prince George's County, Maryland, Deutsche Bank National Trust Company v. Trina N. Hall, et al., Case No.: CAE-11-14426. Additionally, this property will be sold subject any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to any 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 Six Thousand and 00/100 Dollars (\$6,000.00), 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 remedies available to them.

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

With the exception of 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. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will 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. The purchaser will pay any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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 Bethany L. Flanders, Esquire, at the above captioned address.

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

DANNY BROOKS AND MARK G. LEVIN, Trustees

101960 (9-29,10-6,10-13)

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

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

7200 OLD SANDY SPRING ROAD  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Raylene Sage and Daniel Sage, dated October 19, 2007 and recorded in Liber 28960, Folio 333 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$395,250.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 18, 2011 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 \$51,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. 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 sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101962 (9-29,10-6,10-13)

**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**

4941 CROSIER STREET  
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Parizo Abunam, dated September 30, 2003 and recorded in Liber 23052, Folio 136 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$265,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 18, 2011 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 \$44,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. 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 sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

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

12801 EAGLE CREEK DRIVE  
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Keith B. Adams, dated August 4, 2006 and recorded in Liber 26747, Folio 243 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$548,750.00, and an original interest rate of 6.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 18, 2011 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 \$66,000.00 by certified funds only (no cash will be accepted) 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. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. 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 sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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