

## LEGALS

### MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on October 10th, 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# 5577 2002 TOYOTA Celica-4 Cyl.  
VIN# JTDDR32T020114616  
C & A SALISBURY INC/ TRK & CAR REPAIR  
828 S SALISBURY BLVD  
SALISBURY

LOT# 5582 1998 ISUZU C/O  
VIN# JALC4B1K8W7001098  
CURTIS TIRE CENTER, INC.  
21290 GREAT MILLS ROAD  
LEXINGTON PARK

LOT# 5584 2004 CHRYSLER Pacifica-V6  
VIN# 2C8GF68434R549533  
RMS AUTO REPAIR  
2425 GREENMOUNT AVE  
BALTIMORE

LOT# 5585 2003 INFINITI M45-V8  
VIN# JNKAY41E63M003107  
SHADES, SUDS & SOUNDS  
4925 BEECH RD  
TEMPLE HILLS

LOT# 5586 1985 GMC 7000  
VIN# 1GDL7D1B1FV508727  
J.C. TOWING  
12539 GREAT PARK CIR #202  
GERMANTOWN

LOT# 5587 2001 TOYOTA Camry-4 Cyl.  
VIN# JT2BG22K610570903  
CHESAPEAKE COLLISION  
9825 LIBERTY ROAD  
RANDALLSTOWN

LOT# 5588 1995 HONDA Accord  
VIN# 1HGCD56585A042688  
SAM'S AUTO BODY OF ROCKVILLE  
100 N STONESTREET AVE  
ROCKVILLE

LOT# 5589 1973 CADILLAC ELDORADO  
VIN# GL67530415650  
SAM'S AUTO BODY OF ROCKVILLE  
100 N STONESTREET AVE  
ROCKVILLE

LOT# 5650T 1991 SKYLINE SPRUCE RIDGE 14 X 70'  
VIN# 5011-0530D  
LYONS CREEK ESTATES  
1007 LOWER PINDELL RD  
LOTHIAN

LOT# 5652T 1973 BUDDY 12' X 65'  
VIN# 04112480G  
LYONS CREEK ESTATES  
1007 LOWER PINDELL RD  
LOTHIAN

LOT# 5657B 1974 BERTRAM 28FT MD# 8536BD  
OFFICIAL# 1040489 "EMPTY POCKETS"  
PASADENA YACHT YARD  
1132 PASADENA YACHT YARD RD  
PASADENA

LOT# 5698B 1986 GILBERT SAIL-BOAT 26FT 8IN  
OFFICIAL# 945646 "SPIRIT"  
BOWLEY'S MARINA, INC  
1700 BOWLEYS QUARTERS ROAD  
BALTIMORE

Property: 0 Neck Rd  
Account Number: 08 0828079  
Description: 2.5000 Acres  
Map 182, Grid D2, Par 91  
Assmt: \$73,666.00  
Liber/Folio: 67/287  
Assessed To: Banks, Mason

#### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-21502

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

Property: 0 Neck Rd  
Account Number: 08 0828079  
Description: 2.5000 Acres  
Map 182, Grid D2, Par 91  
Assmt: \$73,666.00  
Liber/Folio: 67/287  
Assessed To: Banks, Mason

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

It is thereupon this 7th day of September, 2011, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 30th day of September, 2011, warning all persons interested in the said properties to be and appear in this Court by the 8th day of November, 2011, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
101924 (9-15,9-22,9-29)

#### PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That the following establishments have requested issuance of Letter of Authorization for Delivery of Alcoholic Beverages.

t/a District Heights Liquors  
Class A, Beer, Wine and Liquor License  
URI, Inc.  
6130 Marlboro Pike  
District Heights, MD 20747

And

t/a Landover Liquors  
Class A, Beer, Wine and Liquor License  
Landover Liquors, Inc  
6504 Landover Road  
Landover, MD 20785

And

t/a Thirsty Liquors  
Class A, Beer, Wine and Liquor License  
Better Liquors, Inc.  
6191 Oxon Hill Road  
Oxon Hill, MD 20745

And

t/a Mexico Lindo Restaurant  
Class B(R), Beer, Wine and Liquor License  
J.F.J., Inc.  
5612 Annapolis Road  
Bladensburg, MD 20710

And

t/a House of Chang II  
Class B(R), Beer, Wine and Liquor License  
BGT, LLC  
9400 Livingston Road  
Fort Washington, MD 20744

And

t/a Central Avenue Restaurant and Liquor  
Class B+, Beer, Wine and Liquor  
Weeping Willow, Inc.  
1 Yost Place  
Seat Pleasant, MD 20746

And

t/a Lee's Deli Mini Market  
Amita, Inc.  
Class D(R), Beer License  
5400 Marlboro Pike  
Forestville, MD 20747

And

t/a Meadows Market and Restaurant  
Class D(R), Beer and Wine License  
Brahmani, LLC  
9400 Marlboro Pike  
Upper Marlboro, MD 20722

A Public Hearing will be held on:

October 12, 2011  
7:00 p.m.

County Service Building  
5012 Rhode Island Avenue  
Hearing Room 200  
Hyattsville, Maryland 20781

Testimony either for or against the licensed premises will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS  
(LIQUOR CONTROL BOARD)

Attest:  
Diane M. Bryant  
Administrative Assistant  
September 21, 2011

101976 (9-29)

## LEGALS

### ORDER OF PUBLICATION

Jay Endelman  
P. O. Box 475  
Clinton, Maryland 20735-0475

Plaintiff

v.

Peter A. Borlo, a/k/a Peter E. Borlo, a/k/a Peter Borlo (Assessed Owner)  
1800 Narrows Lane  
Silver Spring, MD 20906-1137

Dangerfield Ventures, LLC  
a/k/a a Dangerfield Road Ventures, LLC (Lender)  
Last Known Address:  
1725 I Street, NW, Suite 300  
Washington, DC 20006

Serve: David Sosa, Member  
Last Known Address  
1725 I Street, NW, Suite 300  
Washington, DC 20006

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

Mark R. Mann, Trustee  
10312 Bellsmill Terrace  
Potomac, Maryland 20854

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

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

and

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 Allen, Chief of Treasury  
County Administration Building  
14741 Governor Oden Bowie Drive,  
5th 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 Forty One (41), in the subdivision known as "Lots 38 - 42 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 all that same property described in deed conveyance to Peter A. Borlo, recorded in Liber 28739 at folio 091 among the Land Records of Prince George's County, Maryland. Having the street address of 8500 Deborah Street, Clinton, MD 20735. Tax ID No. 09-3672631

Defendants

#### In the Circuit Court for Prince George's County, Maryland CAE 11-22076

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, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2010 County tax sale.

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

It is thereupon this 7th day of September, 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 general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the said property to be and appear in this Court by the 30th day of September, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

101923 (9-15,9-22,9-29)

### NOTICE

IN THE MATTER OF:  
Gillian Maxine Henderson

FOR THE CHANGE OF  
NAME TO:  
Gillian Maxine Davis

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-18671

A Petition has been filed to change the name of Gillian Maxine Henderson to Gillian Maxine Davis.

The latest day by which an objection to the Petition may be filed is October 24, 2011.

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

101971 (9-29)

### NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

Deatrus D. Carpenter,  
Personal Representative for the Estate of Randolph A. Jackson  
6933 Allentown Road  
Temple Hills, MD 20748

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-08175

Notice is hereby given this 12th 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 12th 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 12th day of October, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$130,000.00. The property sold herein is known as 6933 Allentown Road, Temple Hills, MD 20748.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

101921 (9-15,9-22,9-29)

### 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 Duvall 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  
MJS 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 KLAARING 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# 3C8FY4BB41T311118  
DARCARS CHRYSLER JEEP DODGE MARLOW HT  
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)

## LEGALS

### 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

Defendants

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)

## LEGALS

### NOTICE

IN THE MATTER OF:

Irma J Green

FOR THE CHANGE OF  
NAME TO:

Jean Broussard-Green

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-23631

A Petition has been filed to change the name of Irma J. Green to Jean Broussard-Green.

The latest day by which an objection to the Petition may be filed is October 24, 2011.

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

101975 (9-29)

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 Duvall 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  
Plaintiff

v.

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

**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 SUBDIVISION 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)

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)

**ORDER OF PUBLICATION**

DONNA R. DUNCAN

v.

MOTOR VEHICLE  
6501 Ritchie Highway NE  
Glen Bernie, MD 21062

In the Circuit Court for  
**Prince George's County, Maryland**  
**Case No. CAE 10-20368**

A complaint seeking forfeiture pursuant 2001 Lincoln Continental 4 door Green Vin # ILNHM97262Y61703 was filed in the Court for Prince George's County on August 31, 2011. The vehicle will be forfeited if an answer to the complaint is not timely filed.

The answer should be filed with the Clerk of the Circuit Court for Prince George's County, Courthouse, 14735 Main St., Upper Marlboro, Maryland 20772 within 30 days of the posting date.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk

101925 (9-15,9-22,9-29)

**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  
**2505 Roslyn Avenue, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Anthony D Lampkin and Ericka L Lampkin, dated September 29, 2006, and recorded in Liber 26218 at folio 754 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 4, 2011  
AT 9:39 AM.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIVE (5) IN BLOCK LETTRED "O" AS SHOWN ON A PLAT ENTITLED "PARTS OF BLOCKS J,K,L,O,P,V AND W, SECTION 5, DISTRICT HEIGHTS", WHICH PLAT, IS DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK W.W.W. 25 AT PLAT NO. 9; LYING AND 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 \$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

101908 (9-15,9-22,9-29)

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, having 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 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

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

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)

**COUNTY COUNCIL HEARING**

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

**TUESDAY, OCTOBER 18, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND  
10:00 A.M.**

Notice is hereby given that on Tuesday, October 18, 2011 the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-60-2011 - A RESOLUTION CONCERNING THE ENACTMENT OF A CERTAIN ORDINANCE OF THE CITY OF BOWIE** for the purpose of approving the enactment of Ordinance O-12-11 amending Chapter 26 of the Code of the City of Bowie, concerning municipal zoning authority.

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

101958 (9-29)

**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  
**4326 Applegate Lane, Suitland, Maryland 20746**

By virtue of the power and authority contained in a Deed of Trust from Joseph Mayes and Nikita C Mayes, dated January 23, 2009, and recorded in Liber 30338 at folio 591 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 9:45 AM.**

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

BEING KNOWN AND DESIGNATED AS UNIT FOUR (4), BUILDING 17, PHASE 17, APPLGATE CONDOMINIUM

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the 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 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

101964 (9-29,10-6,10-13)

**NOTICE**

IN THE MATTER OF:  
Osei TuTu

FOR THE CHANGE OF  
NAME TO:  
Geoffrey Osei Addo Tutu

In the Circuit Court for  
**Prince George's County, Maryland**  
**Case No. CAE 11-22393**

A Petition has been filed to change the name of Osei TuTu to Geoffrey Osei Addo Tutu. The latest day by which an objection to the Petition may be filed is October 24, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
101972 (9-29)

**NOTICE**

IN THE MATTER OF:  
Male Carter

FOR THE CHANGE OF  
NAME TO:  
Terrell Carter

In the Circuit Court for  
**Prince George's County, Maryland**  
**Case No. CAE 11-22743**

A Petition has been filed to change the name of Male Carter to Terrell Carter. The latest day by which an objection to the Petition may be filed is October 24, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
101973 (9-29)

REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
CERETA A. LEE  
P.O. Box 1729  
UPPER MARLBORO, MD. 20773

101953 (9-22,9-29)

**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**

**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

v.  
Queen Ola  
Ola Queen  
4012 Eager Terrace  
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-10546**

Notice is hereby given this 7th 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 7th 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 7th day of October, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$250,393.18. The property sold herein is known as 4012 Eager Terrace, Bowie, MD 20716.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
101922 (9-15,9-22,9-29)

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. CAE 11-12799**

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

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

Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-15107**

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 petitioner 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  
101954 (9-29,10-6,10-13)

**LEGALS**

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

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

**Guardianship No. GD-10164**

**ORDER OF PUBLICATION**

A petition for the guardianship of the person of a minor child, namely MICAH 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  
Randall J. Rolls  
Donald P. Griswold  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

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

Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-09269**

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)

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**

**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
11-0007	Demolition of the OMES (Old Marlboro Elementary School)	Pre-Bid Conference- Occured:- 9/20/2011 @ 10:00 a.m. EXTENDED TO: Opens: 10/11/11 @ 3:00 p.m.	\$55.00
S11-115	Consulting and Technical Services for Prince George's County	Pre-Proposal Conference: 10/17/11 @ 10:00 a.m. Closing: 11/3/11 @ 3:00 p.m.	\$ 5.50
S12-016	Open Ended Snow and Ice Control Services for County Roads for the Department of Public Works and Transportation	Pre-Bid Conference: 10/14/11 @ 10:00 a.m. Opens: 10/21/11 @ 3:00 p.m.	\$ 5.50
		Pre-Bid Conference: 11/18/11 @ 10:00 a.m. Opens: 11/29/11 @ 3:00 p.m.	\$ 5.50
		Pre-Bid Conference: 12/8/11 @ 10:00 a.m. Opens: 12/19/11 @ 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

101978 (9-29)

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

**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 SUBDIVISION 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)

**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  
SUTLAND, 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

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

101961 (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**

**6606 GATEWAY BOULEVARD  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Jose A. Miranda-Alvarenga and Mirian Rivera-Abrego, dated December 15, 2006 and recorded in Liber 27002, Folio 398 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 4, 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 \$27,000.00 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

101907 (9-15,9-22,9-29)

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

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

**6603 HIL MAR DRIVE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Katina Giles, dated May 11, 2007 and recorded in Liber 27942, Folio 89 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$213,252.55, and an original interest rate of 1.690%, 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 4, 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 \$21,500.00 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

101902 (9-15,9-22,9-29)

**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**

**7300 GEORGIAN DRIVE  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from William F. Martin and Lenetta R. Martin, dated July 24, 2006 and recorded in Liber 25799, Folio 248 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$495,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 4, 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 \$52,000.00 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

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

101906 (9-15,9-22,9-29)

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  
1828 Metzert Rd Apt 506, Hyattsville, Maryland 20783**

By virtue of the power and authority contained in a Deed of Trust from Guillermo Romero Perla and Jose Henry Nieto Santos, dated June 9, 2008, and recorded in Liber 29875 at folio 511 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 4, 2011  
AT 9:33 AM.**

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

BEING KNOWN AND DESIGNATED AS UNIT NUMBERED 506 IN BUILDING UNIT 18 IN A CONDOMINIUM KNOWN AS "PRESIDENTIAL PARK, CONDOMINIUM" AS ESTABLISHED BY A CONDOMINIUM DECLARATION RECORDED IN LIBER 5423 AT FOLIO 767 AND AS SHOWN ON THE CONDOMINIUM PLAT RECORDED IN PLAT BOOK NLP 110 AT PLAT 16 THROUGH 45, BOTH INCLUSIVE, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. AND ANY AND ALL SUBSEQUENT AMENDMENTS RECORDED THERETO.

TAX ID # 17-1941178

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

101905 (9-15,9-22,9-29)

## 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  
15806 Bald Eagle School Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Felipe S Galvan, dated September 28, 2006, and recorded in Liber 26704 at folio 546 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 4, 2011  
AT 9:30 AM.

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

BEING PART OF THE LAND OF ROLAND LEE EARLY AND JOAN DALE EARLY, HUSBAND AND WIFE (LIBER 17611 @ FOLIO 702, PARCEL TWO, PARCEL THREE AND PART OF PARCEL ONE), LOCATED IN THE 4TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT A REBAR FOUND ON THE NORTHEASTERLY CORNER OF PARCEL THREE OF THE AFORESAID DEED, SAID PIPE BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BALD EAGLE SCHOOL ROAD (30' WIDE), SAID PIPE ALSO BEING THE COMMON FRONT CORNER OF AFORESAID ROLAND EARLY AND CAROLYN V. CHECK (LIBER 16440 @ FOLIO 453); THENCE WITH THE DIVISION LINE BETWEEN EARLY AND CHECK, SOUTH 07 DEGREES 29 MINUTES 40 SECONDS WEST 850.28 FEET TO A REBAR FOUND; THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS EAST 240.23 FEET TO AN IRON PIPE FOUND; THENCE WITH OSWALD AND LINDA WATSON (LIBER 5306 @ FOLIO 254, SOUTH 07 DEGREES 49 MINUTES 30 SECONDS WEST 68.33 FEET TO AN IRON PIN FOUND; THENCE ALONG A NEW LINE OF DIVISION THROUGH PARCEL ONE OF ROLAND EARLY (LIBER 17611 @ FOLIO 702), SOUTH 08 DEGREES 13 MINUTES 46 SECONDS EAST 324.32 FEET TO AN IRON PIPE SET; THENCE WITH KENNETH E. BOND (LIBER 22279 @ FOLIO 628 AND DIANE V. DOBBS (LIBER 14191 @ FOLIO 166) NORTH 84 DEGREES 46 MINUTES 40 SECONDS WEST 497.42 FEET TO AN IRON PIPE FOUND; THENCE WITH DONALD E. LEDERER (LIBER 9209 @ FOLIO 721), NORTH 06 DEGREES 33 MINUTES 20 SECONDS EAST 112.72 FEET TO AN IRON PIPE FOUND; THENCE NORTH 59 DEGREES 33 MINUTES 20 SECONDS EAST 42.39 FEET TO AN IRON PIPE FOUND; THENCE NORTH 10 DEGREES 51 MINUTES 40 SECONDS EAST 267.63 FEET TO AN IRON PIPE FOUND; THENCE WITH STEVEN T. MORRIS (LIBER 10989 @ FOLIO 465), NORTH 85 DEGREES 10 MINUTES 00 EAST 64.05 FEET TO AN IRON PIPE FOUND; THENCE CONTINUING WITH THE EASTERN LINE OF STEVEN T. MORRIS AND THE WESTERN LINE OF PARCEL TWO OF ROLAND EARLY (LIBER 17611 @ FOLIO 702), NORTH 07 DEGREES 29 MINUTES 40 SECONDS EAST 821.29 FEET TO A RAIL ROAD SPIKE SET; THENCE WITH THE AFORESAID R/W LINE OF BALD EAGLE SCHOOL ROAD, NORTH 73 DEGREES 46 MINUTES 30 SECONDS EAST 65.55 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OR 217,800 SQUARE FEET.

SUBJECT TO AN EXISTING 15' R/W FOR INGRESS AND EGRESS LEADING TO BALD EAGLE SCHOOL ROAD PER LIBER 17611 @ FOLIO 702.

SUBJECT TO AND TOGETHER WITH A 30' R/W FOR INGRESS AND EGRESS AND ALL UTILITIES LEADING TO BALD EAGLE SCHOOL ROAD AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE END OF THE ABOVEMENTIONED SOUTH 08 DEGREES 13 MINUTES 46 SECONDS EAST 324.32 FEET LINE, THENCE CONTIGUOUS, ADJACENT AND PARALLEL TO THE FOLLOWING COURSES AND DISTANCES, ALONG THE EASTERLY LINE OF THE R/W THE NEXT TWO COURSES AND DISTANCES, NORTH 08 DEGREES 13 MINUTES 46 SECONDS WEST 324.32 FEET TO A POINT; THENCE NORTH 07 DEGREES 49 MINUTES 30 SECONDS EAST 68.33 FEET TO A POINT; THENCE WITH THE NORTHERLY LINE OF THE R/W THE NEXT TWO COURSES AND DISTANCES, NORTH 78 DEGREES 30 MINUTES 00 SECONDS WEST 294.86 FEET; THENCE SOUTH 85 DEGREES 10 MINUTES 00 SECONDS WEST 5.64 FEET TO A POINT; THENCE WITH THE WESTERLY LINE OF THE R/W, NORTH 07 DEGREES 29 MINUTES 40 SECONDS EAST 821.29 FEET TO THE SOUTHERLY R/W LINE OF BALD EAGLE SCHOOL ROAD.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 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

101903 (9-15,9-22,9-29)

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 Duval 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

## LEGALS

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)

### Law Offices AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

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

Improved by premises known as

607 Larchmont Avenue, Capitol Heights, MD 20743-2840

By virtue of the power and authority contained in a Deed of Trust from LAWRENCE EASTER (PERSONAL REPRESENTATIVE ERICA T. DAVIS RUTH) and LORRAINE EASTER (DECEASED), dated May 20, 2003 and recorded in Liber 17497 at Folio 476 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, OCTOBER 4, 2011

AT 3:0 P.M.

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

All that certain parcel of land lying and being situated in the County of PRINCE GEORGES, State of MD, to-wit:

LOTS NUMBERED SIXTY-THREE (63), SIXTY-FOUR (64), SIXTY-FIVE (65) AND SIXTY-SIX (66), IN BLOCK NUMBERED FORTY-ONE (41) IN THE SUBDIVISION KNOWN AS CAPITOL HEIGHTS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK A AT PLAT 76, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 18TH ELECTION DISTRICT OF SAID COUNTY.

TAX MAP REFERENCE 2016012

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any

## LEGALS

improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

JEREMY K. FISHMAN AND SAMUEL D. WILLIAMOWSKY  
Substitute Trustees by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

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

101911 (9-15,9-22,9-29)

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

### SUBSTITUTE TRUSTEES' SALE

Case No. CAE11-18291

Of Valuable Improved Real Estate  
located in Prince George's County, MD  
at 508 Bentwood Drive  
Fort Washington, Maryland 20744

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Lance Soso to Stanley L. Merson and S. Lynne Pulford, Trustees, dated September 27, 2005, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 26130, at Folio 615, docketed for foreclosure in Civil No. CAE11-18291, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Gozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland 20772, on

WEDNESDAY, OCTOBER 5, 2011  
AT 11:00 A.M.

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

BEING Known and designated as Lot Numbered Seven (7) in Block lettered "D" in the subdivision known as "SECTION Two, TOR-BRYAN ESTATES" as per Plat thereof recorded in Plat Book WWW 70 at Plat 39, among the Land Records of Prince George's County, Maryland; Being in the 12 Election District.

Said Property is improved by a dwelling.

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

A deposit of \$15,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 7.50% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

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

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

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

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

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN  
Substitute Trustees

101904 (9-15,9-22,9-29)

## 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

## NOTICE

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

vs.

Jennie N. Nelson  
Defendant  
In the Circuit Court for Prince  
George's County, Maryland  
Civil No. CAE 11-15746

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)

ORDERED, this 12th day of September, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4113 Urn Street, Capital Heights, Maryland 20743 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 12th 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 12th day of October, 2011, next.

The report states the amount of sale to be \$149,784.54.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk

101915 (9-15,9-22,9-29)

**LEGALS**

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

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

**Improved by premises known as**  
**2301 Romney Court, Hyattsville, MD 20785-3426**

By virtue of the power and authority contained in a Deed of Trust from REGENA V. BULLOCK, dated March 31, 1989 and recorded in Liber 7400 at Folio 506 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, OCTOBER 4, 2011**  
**AT 3:10 P.M.**

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

Lot numbered THIRTY-TWO (32) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "SECTION 1, PALMER PARK," per plat recorded in Plat Book WWW 23 at plat 65 among the Land Records for Prince George's County, Maryland; said property being in the 13th Election District of said County.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

**TERMS OF SALE:** A deposit of \$4,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.5% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,**  
**AND ERICA T. DAVIS RUTH**  
 Substitute Trustees by virtue of Instrument recorded  
 among the land records of Prince George's County, Maryland

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

101914 (9-15,9-22,9-29)

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

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

**Improved by premises known as**  
**7707 Klovstad Drive, Fort Washington, MD 20744**

By virtue of the power and authority contained in a Deed of Trust from JOE H. REYNOLDS and LOIS B. REYNOLDS, dated September 18, 1998 and recorded in Liber 12490 at Folio 377 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, OCTOBER 4, 2011**  
**AT 3:05 P.M.**

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

LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "RAMSGATE," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 60 AT PLAT 21. BEING IN THE 12TH ELECTION DISTRICT.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

**TERMS OF SALE:** A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the pur-

**LEGALS**

chaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,**  
**AND ERICA T. DAVIS RUTH**  
 Substitute Trustees by virtue of Instrument recorded  
 among the land records of Prince George's County, Maryland

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

101912 (9-15,9-22,9-29)

**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 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 shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 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)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, L.L.C.**  
 Attorneys at Law  
 606 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 improvement thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$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)

**COHN, GOLDBERG & DEUTSCH, L.L.C.**  
 Attorneys at Law  
 606 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.

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.

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101957 (9-29,10-6,10-13)