

## 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# JT2B2G2K610570903  
CHESAPEAKE COLLISION  
9825 LIBERTY ROAD  
RANDALLSTOWN

LOT# 5588 1995 HONDA Accord  
VIN# 1HGCD5658SA042688  
SAM'S AUTO BODY OF ROCKVILLE  
100 N STONESTREET AVE  
ROCKVILLE

LOT# 5589 1973 CADILLAC ELDORADO  
VIN# GL67S30415650  
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

#### 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

101947 (9-22,9-29)

### MECHANIC'S LIEN SALE

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

SEPTEMBER 23, 2011  
AT 10:00 A.M.

C.K. AUTO SERVICE, UPPER MARLBORO, MD

1984 NISSON  
VIN #: JN1H21457EX027191

STEPHEN FERGUSON, KNOXVILLE, MD

2007 GMC TK  
VIN #: 1GKDS135072176838

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

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

101917 (9-15,9-22)

### ORDER OF PUBLICATION

ASHLEY OAK PARTNERS LLC

v. Plaintiff

MASON BANKS

and

UNKNOWN OWNER OF PROPERTY AT 0 NECK ROAD, ENCOMPASSING 2.5 ACRES, PARCEL 91, MAP 182, GRID D2, THE UNKNOWN OWNER'S HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES, ASSIGNS, OR SUCCESSORS IN RIGHT, TITLE AND INTEREST

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

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)

Phillip R. Zuber  
5407 Water Street, Ste 101  
Upper Marlboro, MD 20772  
301-627-5500

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
JANET HEILMAN DOERING

Notice is given that Phillip R. Zuber whose address is 5407 Water Street, Ste. 101, Upper Marlboro, MD 20772 was on August 25, 2011 appointed personal representative of the estate of Janet Heilman Doering who died on August 3, 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 25th day of February, 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.

PHILLIP R. ZUBER  
Personal Representative

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

101888 Estate No. 88354 (9-8,9-15,9-22)

### ORDER OF PUBLICATION

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

v. Plaintiff

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 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)

### MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on October 3rd, 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

## 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.

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)

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# 5573 1999 CHEVROLET TRUCK Tahoe-V8  
VIN# 1GNEK13R9XJ374232  
ACTION AUTO BODY OF FORESTVILLE  
7970 PENN RANDALL PL  
UPPER MARLBORO

LOT# 5574 2002 TOYOTA Camry-V6  
VIN# 4T1BF30KX2U019348  
ACTION AUTO BODY OF FORESTVILLE  
7970 PENN RANDALL PL  
UPPER MARLBORO

LOT# 5575 2000 VOLVO S80-16  
VIN# YV1T594D2Y1106605  
ACTION AUTO BODY OF FORESTVILLE  
7970 PENN RANDALL PL  
UPPER MARLBORO

LOT# 5576 2000 FORD Focus-4 Cyl.  
VIN# 3FAFP3137YR215697  
C & A SALISBURY INC/ TRK & CAR REPAIR  
828 S SALISBURY BLVD  
SALISBURY

LOT# 5578 2000 MAZDA 626  
VIN# 1YVGF22C9Y5137866  
INNER CITY TOWING  
2533 BAKER STREET  
BALTIMORE

LOT# 5579 2005 INFINITI G35-V6  
VIN# JNKC5V1E85M204291  
MJ'S COLLISION CENTER & AUTO REPAIR  
2801 W BELVEDERE AVE  
BALTIMORE

LOT# 5580 1997 ISUZU Rodeo  
VIN# 452CM58V7V4324436  
CENTRAL AVENUE SHELL  
8301 CENTRAL AVENUE  
CAPITAL HEIGHTS

LOT# 5581 2002 CHEVROLET Impala-V6  
VIN# 2G1WF55E429335726  
CENTRAL AVENUE SHELL  
8301 CENTRAL AVENUE  
CAPITAL HEIGHTS

LOT# 5615B 2001 BOSTON WHALER 13FT  
Reg# CT9671AW  
BALTIMORE MARIE CENTER  
2775 LIGHTHOUSE POINT EAST  
BALTIMORE

LOT# 5646B 1977 J BOATS 24FT MD# 2819D  
BALTIMORE MARIE CENTER  
2775 LIGHTHOUSE POINT EAST  
BALTIMORE

LOT# 5649B 1986 BAYLINER 27FT 5IN  
MD# 5346AN  
PASADENA YACHT YARD  
1132 PASADENA YACHT YARD RD  
PASADENA

LOT# 5658B 1976 SILVERTON 26FT  
MD# 7068Z  
PASADENA YACHT YARD  
1132 PASADENA YACHT YARD RD  
PASADENA

LOT# 5659B 1974 SILVERTON 28FT  
MD# 4893AF  
PASADENA YACHT YARD  
1132 PASADENA YACHT YARD RD  
PASADENA

## LEGALS

### NOTICE

LOT# 5660B 1992 MAXUM 27FT MD# 9401BH  
PASADENA YACHT YARD  
1132 PASADENA YACHT YARD RD  
PASADENA

LOT# 5661B 1972 ERICSON 31FT MD# 8178AX  
PASADENA YACHT YARD  
1132 PASADENA YACHT YARD RD  
PASADENA

LOT# 5662B 1981 SEARAY 36FT 6IN  
MD# 6201BV  
PASADENA YACHT YARD  
1132 PASADENA YACHT YARD RD  
PASADENA

#### 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

101919 (9-15,9-22)

### NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

Moises Araujo  
Lidia A. Gonzalez,  
a/k/a Lidia A. Gonzalez De Araujo  
Misael A. Araujo Gonzalez  
9802 47th Avenue  
College Park, MD 20740

Defendants

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-00043

Notice is hereby given this 2nd 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 3rd 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 3rd day of October, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$343,098.45. The property sold herein is known as 9802 47th Avenue, College Park, MD 20740.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
101893 (9-8,9-15,9-22)

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  
6041 Glen Rock Avenue, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Frederick E. Tyner, dated May 8, 2006, and recorded in Liber 25279 at folio 628 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

SEPTEMBER 27, 2011

AT 9:33 AM.

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

ALL THAT PARCEL OF LAND IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AS MORE FULLY DESCRIBED IN DEED LIBOR 9467, FOLIO 237, ID 1227990, ELECTRICION DISTRICT 12, BEING KNOWN AND DESIGNATED AS LOT 1, BLOCK A, ROSE CROFT TERRACE, FILED IN PLAT LIBOR VJ 163, FOLIO 80.

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 \$31,000.00 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

101901 (9-8,9-15,9-22)

# THE PRINCE GEORGE'S POST Call Fax Your Newspaper of Legal Record

**LEGALS**

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

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

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

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

**OCTOBER 11, 2011  
AT 9:30 AM.**

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

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

The property is improved by a dwelling.

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

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

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

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

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  
Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk

101953 (9-22,9-29) 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:**  
**JORDAN HARDY, Minor**

**Guardianship No. GD-10174**

**ORDER OF PUBLICATION**

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

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

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

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

101943 (9-22,9-29,10-6)

**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. WWV 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)

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

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

**Guardianship No. GD-10178**

**ORDER OF PUBLICATION**

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

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

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

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

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

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

**In the Matter of:**  
**NAKIYA DENELLA LYNCH, Minor**

**Guardianship No. GD-10167**

**ORDER OF PUBLICATION**

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

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

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

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

101941 (9-22,9-29,10-6)

**THE PRINCE  
GEORGE'S  
POST NEWSPAPER  
CALL: 301-627-0900  
FAX: 301-627-6260  
WISHES YOU A SAFE WEEKEND**

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

101953 (9-22,9-29) 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  
14918 Belle Ami Drive, Laurel, Maryland 20707**

By virtue of the power and authority contained in a Deed of Trust from Christopher A Hopwood III, dated June 25, 2007, and recorded in Liber 28327 at folio 404 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

**SEPTEMBER 27, 2011  
AT 9:30 AM.**

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

CONDOMINIUM UNIT HUNDRED TWENTY-SIX (26) IN A PLAN OF CONDOMINIUM SUBDIVISION CALLED BELLE EHI CONDOMINIUM PHASE III, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK C. E. C. 93 AT PLATS 67 THROUGH 73, AMONG THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND, BEING PART OF THE LAND PERMISES DECLAREATED TO BE SUBJECT TO A HORIZONTAL PROPERTY OF CONDOMINIUM REGIME BY A DECLARATION DATED JUNE 25, 1975 AND RECORDED IN LIBER 4500 AT FOLIO 712 AND AMENDED BY DECLARATION DATED SEPTEMBER 19,1975 AND RECORDED SEPTEMBER 30,1976 IN LIBER 4536 AT FOLIO 56 AND CONSENTED TO BY TRUSTEES IN A CONSENT DATED OCTOBER 9,1975 AND RECORDED OCTOBER 10,1975 IN LIBER 4541 AT FOLIO 108, ONE OF THE SAID RECORDS AFORESAID.

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

101874 (9-8-9-15-9-22)

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

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

**1303 MERGANSER COURT  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Nkechi Odaka and Simon Odaka, dated March 4, 2005 and recorded in Liber 21933, Folio 026 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$416,000.00, and an original interest rate of 4.250%, 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 **SEPTEMBER 27, 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 \$43,000.00 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

101871 (9-8-9-15-9-22)

**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  
14508 Dolbrook Lane, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Lenita McLaughlin and Vernon McBryde, dated September 24, 2007, and recorded in Liber 30410 at folio 315 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

**SEPTEMBER 27, 2011  
AT 9:36 AM.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 84, BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "TWELVE OAKS", AS PER PLAT THREE, THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 145, AT PLAT 34

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 \$42,000.00 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

101876 (9-8-9-15-9-22)

**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  
1854 Village Green Drive, E 123, Hyattsville, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Jatwan A Black, dated December 1, 2006, and recorded in Liber 28488 at folio 481 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

**SEPTEMBER 27, 2011  
AT 9:39 AM.**

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

BEING KNOWN AND DESIGNED AS UNIT NO. E-123 (ALSO KNOWN AS BUILDING E, UNIT E-123 PUSUANT TO MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION) IN PHASE THREE WINDMILL SQUARE CONDOMINIUM, ESTABLISHED BY DECLARATION MADE BY WINDMILL SQUARE LIMITED PARTNERSHIP, RECORDED IN LIBER 5958 AT FOLIO 263, AS AMENDED BY SECOND AMENDMENT TO DECLARATION, WINDMILL SQUARE CONDOMINIUM, IN LIBER 5994 AT FOLIO 528 OF THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND BY THE PLAT OF THE CONDOMINIUM RECORDED IN CONDOMINIUM PLAT BOOK NLP 121, PLAT NOS. 37 THROUGH 42, INCLUSIVE, AMONG THE AFORESAID LAND RECORDS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST AND OWNERSHIP IN AND TO THE COMMON ELEMENTS OF SAID WINDMILL SQUARE CONDOMINIUM AS SET FORTH IS SAID DECLARATION.

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 \$15,000.00 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

101875 (9-8-9-15-9-22)

**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**

**5815 30TH AVENUE  
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Marta G. Castro and Luis A. Barrera, dated October 2, 2006 and recorded in Liber 26504, Folio 170 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 27, 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 \$34,000.00 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

101892 (9-8-9-15-9-22)

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

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

**16512 ACCOLAWN ROAD  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Belen Reyes, dated February 9, 2005 and recorded in Liber 22295, Folio 560 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$185,000.00, 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 **SEPTEMBER 27, 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 \$19,000.00 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

101870 (9-8-9-15-9-22)

**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**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
DANELLE BENJAMIN WALLACE

Notice is given that Keyohna L. Wallace, whose address is 6602 Stockton Lane, Hyattsville, MD 20784 was on August 19, 2011 appointed personal representative of the estate of Danelle Benjamin Wallace, who died on July 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 19th day of February, 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.

KEYOHNAL. WALLACE  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88337  
101889 (9-8,9-15,9-22)

**LEGALS**

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

**In the Matter of:  
MICAHA ALBEN, Minor**  
Guardianship No. GD-10164

**ORDER OF PUBLICATION**

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

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

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

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
101938 (9-22,9-29,10-6)

**NOTICE**

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

**NOTICE**

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

vs.

Wavalene N. Barnes Hill  
Defendant

**In the Circuit Court for Prince George's County, Maryland  
Civil No. CAE 11-15094**

ORDERED, this 1st day of September, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2000 Chita Court, Temple Hills, Maryland 20748 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 3rd 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 3rd day of October, 2011, next.

The report states the amount of sale to be \$143,250.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
101882 (9-8,9-15,9-22)

**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**

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

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

**8951 TOWN CENTER CIRCLE APT. 105B LARGO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Javon M. Hunter and Natasha Hunter, dated August 23, 2007 and recorded in Liber 28578, Folio 691 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,400.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--if courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 27, 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 \$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

101873 (9-8,9-15,9-22)

**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  
5635 67th Avenue, Riverdale, Maryland 20737**

By virtue of the power and authority contained in a Deed of Trust from Mauricio Gomez, dated November 24, 2008, and recorded in Liber 30196 at folio 433 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 9:36 AM.**

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

LOT NUMBERED 17 IN BLOCK LETTERED "N", SECTION NUMBERED 4, IN THE SUBDIVISION KNOWN AS "EASTPINES", AS PER PLAT RECORDED IN PLAT BOOK BB10, PLAT NO. 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 19TH 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 \$13,000.00 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

101927 (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**

**2103 DALECREST COURT  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Joseph M. Gatling and Cynithya a/k/a Cynthia A. Gatling, dated October 23, 2006 and recorded in Liber 26922, Folio 485 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$564,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$62,000.00 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

101916 (9-15,9-22,9-29)

**THE PRINCE GEORGE'S POST**

**Wishes you all a safe holiday weekend.**

**Remember, Don't Drink  
Alcohol and Drive!**

**LEGALS**

City of District Heights

Municipal Building Lighting Upgrade -EECBG Funded Project  
Request for Proposals Package  
September 2011

The City of District Heights is soliciting proposals from qualified contractors to provide the following work:

**1. Lighting Upgrade EEM: Municipal Center Gym -**

- a. Replace 39 - 400W metal halide fixtures with 39 - T-5 55Wx4 high output bulbs and ballasts.
- b. Replace 4 -75Wx2 down-light fixtures with 4 - 26W CFL fixtures.
- c. Replace 10 - 75W stage light fixtures with 10 - 32W CFL fixtures.

**2. Lighting Upgrade EEM: Municipal Center Offices -**

- a. Replace 151 (estimated) - T-12 34x4 watt fixture with 151 - T-8 25Wx4 lamps and electronic ballasts in general office areas
- b. Retrofit 8 (estimated) - T-8 32Wx4 lamps with 8 - T-8 25Wx4 lamps in the police office area.

Project Address:  
District Heights Municipal Center  
2000 Marbury Drive  
District Heights, MD 20747

Complete qualification specifications/ requirements and selection criteria can be obtained by calling the City of District Heights General Government Office at 301-336-1402 or by email at [archibalds@districtheights.org](mailto:archibalds@districtheights.org), to request that a copy be emailed. RFPs must be received by 4:00 pm on **Friday, October 28, 2011** to be considered, which at that time the RFPs will be open and read.

A mandatory pre-submission meeting will be held on **Tuesday, October 11, 2011** at the City of District Heights, E. Michael Roll Municipal Building, 2000 Marbury Drive, District Heights, MD, 20747, at 10:00 am. All candidates are required to attend.

**This project is a Federally Funded project and therefore is required to abide by the following federal rules and regulations: American Recovery and Reinvestment Act of 2009, Public Law 111-5 (ARRA or Recovery Act) provisions; ATTACHMENT D (revised July 2010) ARRA Addendum – Special Terms and Conditions for ARRA-Funded EECBG Grants; Davis-Bacon labor and wage requirements, Waste Management Plan & Disposition; Buy American Act; and the Whistle Blower Protection Act, and other federal requirements.**

All Certified minority business enterprises (MBE) and/or disadvantaged business enterprises DBE Firms are encouraged to apply. Contractors must be Equal Employment Opportunity employers.

The City reserves the right to reject any bid for whatever reason. The city is an EOÉ employer.

101948 (9-22)

**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 ABOVE MENTIONED 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

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)

### 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 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 Georges'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)

**NOTICE OF APPOINTMENT**

**NOTICE OF APPOINTMENT**

**NOTICE TO CREDITORS**

**NOTICE TO CREDITORS**

**NOTICE TO UNKNOWN HEIRS**

**NOTICE TO UNKNOWN HEIRS**

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY JO BUTLER**

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ANN F. GRIMES**

Notice is given that Richard F. Butler whose address is 104 Wellington Place, Brunswick, GA 31523 was on August 29, 2011 appointed personal representative of the estate of Mary Jo Butler who died on September 17, 2010 with a will.

Notice is given that Richard T. Grimes, Jr whose address is 12106 Flint Lane, Bowie, MD 20715 was on August 25, 2011 appointed personal representative of the estate of Ann F. Grimes who died on August 11, 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.

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 29th day of February, 2012.

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 25th day of February, 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:

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

(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.

(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.

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.

**RICHARD F. BUTLER**  
Personal Representative

**RICHARD T. GRIMES, JR.**  
Personal Representative

**DELVIN L. JAMES**  
Personal Representative

**CHARLIE E. PERRY, JR**  
Personal Representative

**BARBARA J. BINNS**  
Personal Representative

**RICHARD B. GUILD**  
**LINDA G. KASERMAN**  
Co-Personal Representatives

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

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

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

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

101885 Estate No. 88194 (9-8,9-15,9-22)

101886 Estate No. 88381 (9-8,9-15,9-22)

101884 Estate No. 88050 (9-8,9-15,9-22)

101887 Estate No. 86570 (9-8,9-15,9-22)

101933 Estate No. 88151 (9-22)

101934 Estate No. 88127 (9-22)

**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  
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 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**

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

**NOTICE OF APPOINTMENT**

**NOTICE OF APPOINTMENT**

**NOTICE TO CREDITORS**

**NOTICE TO CREDITORS**

**NOTICE TO UNKNOWN HEIRS**

**NOTICE TO UNKNOWN HEIRS**

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DELORES TERESA GROSS**

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ZINNIE GRAVES**

Notice is given that Delvin L. James whose address is 11314 Galt Avenue, Silver Spring, MD 20902 was on August 30, 2011 appointed personal representative of the estate of Delores Teresa Gross who died on June 7, 2011 with a will.

Notice is given that Charlie E. Perry, Jr whose address is 1338 Nicholson St., NW #2, Washington, DC 20011 was on August 19, 2011 appointed personal representative of the estate of Zinnie Graves who died on December 9, 2010 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.

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 29th day of February, 2012.

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 19th day of February, 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:

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

(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.

(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.

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.

**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**

**7414 JEFFERSON STREET  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from David R. Embody, dated August 24, 2007 and recorded in Liber 28829, Folio 383 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,000.00, and an original interest rate of 7.125%, 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 Duvall 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 11, 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 \$28,000.00 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

101949 (9-22,9-29,10-6)

**LEGALS**

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

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RICHMOND BINNS, JR**

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CHESTER H. GUILD**

Notice is given that Barbara J. Binns, whose address is 4613 Dallas Place #203, Temple Hills, MD 20748, was on August 3, 2011 appointed personal representative of the small estate of Richmond Binns, Jr, who died on May 11, 2011, without a will.

Notice is given that Richard B. Guild, whose address is 8536 Calypso Lane, Gaithersburg, MD 20879 and Linda G. Kaserman whose address is 2717 Hughes Road, Adelphi, MD 20783, were on August 17, 2011 appointed co-personal representatives of the small estate of Chester H. Guild who died on June 6, 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.

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

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

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

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

All persons having claims against the decedent must serve their claims on 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 decedent's death; or

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

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

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

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

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