

**LEGALS**

A BENJAMIN HORTON  
6804 Brentwood Drive  
Upper Marlboro, MD 20772  
301-627-4046

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SANDRA L HORTON**

Notice is given that Earl L Horton, whose address is 1011 Colleen Court, Fort Washington, MD 20744 was on October 4, 2011 appointed personal representative of the estate of Sandra L Horton, who died on December 27, 2007 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 4th day of April, 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.

**EARL L HORTON**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88657  
102464 (10-20,10-27,11-3)

**NOTICE**

MARTIN L. GOOZMAN and  
JEFFREY W. BERNSTEIN  
Substitute Trustees

Plaintiffs

vs.

LANCE SOSO

Defendant

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 11-18291

NOTICE is hereby given this 14th day of October, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 508 Bentwood Drive, Fort Washington, Maryland 20744, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of November, 2011, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 14th day of November, 2011.

The Report states the amount of sale to be \$90,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

102457 (10-20,10-27,11-3)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PHYLLIS A MCCULLOUGH**

Notice is given that Alfredia M Bigesby, whose address is 3105 Apple Rd., NE, Washington, DC 20018 was on September 26, 2011 appointed personal representative of the estate of Phyllis A McCullough, who died on September 16, 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 26th 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.

**ALFREDIA M BIGESBY**  
Personal Representative

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

Estate No. 88579  
102432 (10-13,10-20,10-27)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BARBARA DOUGLAS**

Notice is given that Richard H Douglas Sr whose address is 606 Sisalbed Ct, Capitol Heights, MD 20743, was on September 13, 2011 appointed personal representative of the small estate of Barbara Douglas, who died on June 18, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

**RICHARD H DOUGLAS SR**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88481  
102465 (10-20)

**NOTICE**

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

Plaintiffs

vs.

Anthony D Lampkin and  
Ericka L Lampkin

Defendants

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 11-13237

ORDERED, this 14th day of October, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2505 Roslyn Avenue, District Heights, Maryland 20747 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 14th day of November, 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 14th day of November, 2011, next.

The report states the amount of sale to be \$377,508.78.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

102458 (10-20,10-27,11-3)

**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 31st , 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# 5654B 1999 NAVIGATOR  
58FT 5IN  
OFFICIAL# 1090104 "EL SYD IV"  
HIN# NVY58007H899  
SKIPJACK COVE YACHTING  
RESORT  
150 SKIPJACK RD BOX 208  
GEORGETOWN

LOT# 5666 1997 MERCEDES-  
BENZ E Class  
VIN# WDBJF55FXVA421611  
BALTIMORE AUTOMOTIVE  
REPAIR ACADEMY  
5000 WABASH AVE SUITE C  
BALTIMORE

LOT# 5668 2002 MAZDA MPV-V6  
VIN# JM3LW28J420314040  
HANNAN AUTO & TOWING  
5550 GREENBELT RD  
COLLEGE PARK

LOT# 5669 2002 FORD TRUCK  
Explorer-V6  
VIN# 1FMZU73E92UA16958  
FIVE STAR TRANSMISSIONS  
3 HARKO CT  
BALTIMORE

LOT# 5692B 1976 ERICSON 27FT  
MD# 8413BL  
AQUA MARINA BOHEMIA  
VISTA  
140 VISTA MAIN RD  
CHESAPEAKE CITY

LOT# 5693B 1984 CATALINA 25FT  
MD# 4164C  
AQUA MARINA BOHEMIA  
VISTA  
140 VISTA MAIN RD  
CHESAPEAKE CITY

LOT# 5694B 1988 SEARAY 27FT  
3IN  
OFFICIAL# 957603 "SAN SOUCI"  
MD# 2209D  
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**

102438 (10-13,10-20)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FRIEDRICH WILHELM  
TWITTING**

Notice is given that Rosa M Twitting, whose address is 5705 47th Avenue, Riverdale, MD 20737 was on September 21, 2011 appointed personal representative of the estate of Friedrich Wilhelm Twitting, who died on April 16, 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 21st 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.

**ROSA M TWITTING**  
Personal Representative

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

Estate No. 87426  
102433 (10-13,10-20,10-27)

**PUBLICATION NOTICE**

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

vs.

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

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

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

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

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

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

**LEGALS**

**NOTICE**

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

Plaintiffs

vs.

Sylvia A. Crowder and  
Kevin Crowder

Defendants

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

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

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

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

Marcia J. Mills, Attorney at Law PC  
1 Research Ct., Ste 450  
Rockville, MD 20850  
301-216-3829

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARTHA SCHRAVESANDE**

Notice is given that Marian Schravesande whose address is 5629 Gunner Road, Churchton, Maryland 20733, was on September 13, 2011 appointed personal representative of the small estate of Martha Schravesande, who died on July 24, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

**MARIAN SCHRAVESANDE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88478  
102466 (10-20)

**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

vs.

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

Defendants

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

Notice is hereby given this 28th day of September, 2011, by the Circuit Court for Prince George's County, that the sale of the 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 28th 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 28th day of October, 2011.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

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

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LAURA ELAINE PATTERSON**

Notice is given that Jeannette J Haynes, whose address is 3505 Northshire Lane, Bowie, MD 20716 was on October 14, 2011 appointed personal representative of the estate of Laura Elaine Patterson, who died on April 21, 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 14th day of April, 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.

**JEANNETTE J HAYNES**  
Personal Representative

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

Estate No. 88504  
102463 (10-20,10-27,11-3)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LORETTA C THOMAS**

Notice is given that Adriainie P Thomas, whose address is 4725 Brookfield Drive, Suitland, MD 20746 was on October 14, 2011 appointed personal representative of the estate of Loretta C Thomas, who died on October 8, 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 14th day of April, 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.

**ADRIAINIE P THOMAS**  
Personal Representative

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

Estate No. 88744  
102462 (10-20,10-27,11-3)

**COUNTY COUNCIL HEARING**

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

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

**1:30 P.M.**

Notice is hereby given that on Tuesday, November 8, 2011, the County Council of

**LEGALS**

**ORDER OF PUBLICATION**

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

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

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

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

and

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

JAMES S. WOOD  
615 Goldleaf Ave.  
Capitol Heights, MD 20743

GERALDINE V. WOOD  
615 Goldleaf Ave.  
Capitol Heights, MD 20743

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

Lots 53 and 54, Block G, in  
Carmody Hills subdivision, as per  
plat recorded in Plat Book SDH 3 at  
plat 10, 4,000 sq. ft. & Imps., being  
the property described in a deed  
recorded in the land records of  
Prince George's County at Liber  
1964, folio 171, at 615 Goldleaf Ave.,

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

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

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

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

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

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

**ORDER OF PUBLICATION**

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

Plaintiff

Dangerfield Ventures, LLC  
a/k/a Dangerfield Road Ventures,  
LLC  
1725 I Street, NW, Suite 300  
Washington, DC 20006

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

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

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

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

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

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

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

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

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

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

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

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

Defendants

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

**PROPERTY DESCRIPTION**

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

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 11-25148**

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 neces-  
sary for redemption has not been  
paid, although more than six  
months from the date of sale has  
expired.

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

ORDERED, that notice be given by  
the insertion of a copy of this  
Order in some newspaper having a  
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 28th day of  
October, 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 prop-  
erty, and vesting in the Plaintiff a  
title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

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

**ORDER OF PUBLICATION**

James Schneider  
406 Longdraft Rd.  
Gaithersburg, Maryland 20878

Plaintiff

Eugene Coles  
Apollonia Kerper  
Bela Kerper  
Susan M. Vaccaro, trustee  
Nancy L. Chamberlain, trustee  
Prince George's County

All persons that have or claim to  
have any interest in the property,  
including their heirs, devisees, and  
personal representatives and any of  
their heirs, devisees, executors,  
administrators, grantees, assigns,  
or successors in right, title and  
interest.

**In the Circuit Court  
for Prince George's County  
State of Maryland**

**Civil Division  
CAE 11-23650**

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

Lot 4 Ex 85.7 Sqft  
8,854.0000 Sq. Ft. Forest Heights  
Blk 3  
Lib 05448 F1 940

District, Account No.: 12 1261312  
Assessed to Eugene Coles  
Approximate amount to redeem:  
\$4,000.00

The Complaint states, among  
other things, that the amounts nec-  
essary for redemption has not been  
paid.

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

ORDERED; That notice be given  
by the insertion of a copy of this  
Order in The Prince George's Post  
or another paper of record in Prince  
George's County, a newspaper hav-  
ing general circulation in Prince  
George's County, Maryland, once a  
week for three (3) consecutive  
weeks, on or before the 28th day of  
October, 2011, warning all persons

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

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

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

**RENEWAL PROTEST  
NOTICE OF PUBLIC  
HEARING**

NOTICE IS HEREBY GIVEN:  
That the following establishments  
have filed for a Special  
Entertainment Permit pursuant to  
Section 6-201 of Article 2B of the  
Annotated Code of Maryland:

t/a A-1 Restaurant and Liquor  
Store  
Class B+, Beer, Wine and  
Liquor  
A-1 Discount Liquors, Inc.  
7910 Martin Luther King Jr.  
Highway  
Lanham, Maryland 20706

And

Acapulco Spirit Restaurant  
Class B, Beer, Wine and Liquor  
Sorisan, Inc.  
3100 Hamilton Street  
Hyattsville, Maryland 20782

And

t/a B & G Tavern  
Class B, Beer, Wine and Liquor  
Malomar, Inc.  
14602 Livingston Road  
Accokeek, Maryland 20607

And

t/a Best Western  
Class B(BH), Beer, Wine and  
Liquor  
Capital Beltway Investment  
Corporation  
5910 Prince Garden Parkway  
Lanham, Maryland 20706

And

t/a Cornerstone Grill & Loft  
Class B, Beer, Wine and Liquor  
Y.B.H. Inc.  
7325 Baltimore Avenue  
College Park, Maryland 20740

And

t/a Emily's  
Class B, Beer, Wine and Liquor  
Emily's Restaurant, Inc.  
2065 D University Blvd.  
Hyattsville, Maryland 20783

And

t/a Main Street Sports Grill  
Class B, Beer, Wine and Liquor  
Cogott, Thurston & Associates,  
Inc.  
531 Main Street  
Laurel, Maryland 20707

And

t/a Metro Points Hotel  
Class B(BH), Beer, Wine and  
Liquor  
JMD Food, LLC  
8500 Annapolis Road  
New Carrollton, Maryland  
20784

And

t/a Mexico Lindo Restaurant  
Class B, Beer, Wine and Liquor  
JFJ, Inc.  
5652 Annapolis Road  
Bladensburg, Maryland 20710

And

t/a Mustang's  
Class B, Beer, Wine and Liquor  
Double Cork, Inc.  
2430 Chillum Road  
Hyattsville, Maryland 20782

And

t/a My Place Sports Bar & Grill  
Class B, BLX, Beer, Wine and  
Liquor  
L & J Group, LLC  
12150 Central Avenue  
Mitchellville, Maryland 20721

And

t/a Old Dominion Brewhouse  
Class B, BLX, Beer, Wine and  
Liquor  
JRI Concept, LLC  
6804 America Blvd. #105  
Hyattsville, Maryland 20782

And

t/a Peachez Café & Lounge  
Class B, Beer, Wine and Liquor  
Peachez Café & Lounge, LLC  
5010 Brown Station road  
Upper Marlboro, Maryland  
20772

And

t/a R.J. Bentley's Restaurant  
Class B, Beer, Wine and Liquor  
MBK Enterprise  
7323 Baltimore Avenue  
College Park, Maryland 20740

And

t/a Tradewinds  
Class B, Beer, Wine and Liquor  
Watts & Sims, Inc.  
5859 Allentown Way  
Camp Springs, Maryland 20748

And

WOW Café & Wingery  
Class B, BLX, Beer, Wine and  
Liquor  
Harmony Entertainment  
Group of Maryland, Inc.  
800 Shoppers Way  
Suite E

**LEGALS**

Largo, Maryland 20774

A Public Hearing will be held on:

November 2, 2011  
7:00 p.m.  
County Service Building  
5012 Rhode Island Avenue  
Hearing Room 200  
Hyattsville, Maryland 20781

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

**BOARD OF LICENSE COMMISSIONERS  
(Liquor Control Board)**

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

102427 (10-13,10-20)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOHN THOMAS FARRINGTON  
JR

Notice is given that Arnetta M  
Farrington, whose address is 2117  
Browns Lane, Fort Washington,  
MD 20744 was on September 20,  
2011 appointed personal represen-  
tative of the estate of John Thomas  
Farrington Jr, who died on August  
20, 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 20th day of March,  
2012.

Any person having a claim  
against the decedent must present  
the claim to the undersigned per-  
sonal representative or file it with  
the Register of Wills with a copy to  
the undersigned, on or before the  
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 writ-  
ten notice, notifying the creditor  
that the claim will be barred unless  
the creditor presents the claims  
within two months from the mail-  
ing or other delivery of the notice.

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

ARNETTA M FARRINGTON  
Personal Representative

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

Estate No. 88536  
102435 (10-13,10-20,10-27)

BENJAMIN J WOOLERY  
MCGILL & WOOLERY  
5303 WEST COURT DRIVE  
PO BOX 358  
UPPER MARLBORO, MD 20773  
301-627-5222

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BEATA SWANN

Notice is given that Marchelle  
Swann whose address is 4301  
Midtown Square #1022, Suitland,  
MD 20746 was on June 8, 2011  
appointed personal representative  
of the small estate of Beata Swann,  
who died on November 9, 2009,  
without a will.

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

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

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 earli-  
er of the following dates:

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

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

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

MARCHELLE SWANN  
Personal Representative

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

Estate No. 83251  
102467 (10-20)

**LEGALS**

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

BEFORE THE REGISTER OF  
WILLS

FOR THE ESTATE OF:

ALEXANDER LEROY  
SAUNDERS SR

ESTATE NO: 86948

**PUBLIC NOTICE OF  
CAVEAT**

TO ALL PERSONS INTERESTED  
IN THE ABOVE ESTATE:

Notice is given that a petition to  
caveat has been filed by Jose  
Correa, 41 Honeysuckle Lane,  
Owings, MD 20756-Son, challeng-  
ing the will or codicil dated  
February 10, 1993. You may obtain  
from the Register of Wills the date  
and time of any hearing on this  
matter.

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

102434 (10-13,10-20)

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

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

Case No: CAE11-22266

**ORDER OF PUBLICATION**

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

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

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

MARILYN M. BLAND  
CLERK

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

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

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

Case No: CAE11-17353

**ORDER OF PUBLICATION**

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

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

Whereupon, it is Ordered by the  
Circuit Court for Prince George's  
County, this 28th day of September,  
2011, that the Petitioner cause a  
copy of the order to be inserted in a  
newspaper published in Prince  
George's County, once a week in  
each of three successive weeks, by  
the 28th day of October, 2011,  
giving

**LEGALS**

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

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 6-201 of Article 2B of the Annotated Code of Maryland:

t/a Aloft Washington National Harbor  
Class B (BH), Beer, Wine and Liquor  
NH License LLC  
156 Waterfront Street  
National Harbor, Maryland 20745

t/a Big Daddy's Barbeque and Liquor  
Class B+, Beer, Wine and Liquor  
Big Daddy's Barbeque and Discount Liquor, LLC  
9430 Annapolis Road  
Lanham, Maryland 20706

t/a Bobby McKeys  
Class B (BLX), Beer, Wine and Liquor  
Bobby McKeys, LLC  
172 Fleet Street  
National Harbor, Maryland 20745

t/a Calvert House Inn  
Class B, Beer, Wine and Liquor  
Calvert House Inn, Inc.  
6211 Baltimore Avenue  
Riverdale, Maryland 20737

t/a Carolina Kitchen  
Class B (BLX), Beer, Wine and Liquor  
Big City Foods II, LLC  
6501 America Blvd.  
Hyattsville, Maryland 20782

t/a Colony South Hotel  
Class B (BH), Beer, Wine and Liquor  
Colony South Properties, Inc.  
7401 Surratts Road  
Clinton, Maryland 20735

t/a Half Note Restaurant & Lounge  
Class B(BLX), Beer, Wine and Liquor  
Half Note Restaurant & Lounge, LLC  
4881 Glenn Dale Road  
Bowie, Maryland 20720

t/a Hang Tyme  
Class B+, Beer, Wine and Liquor  
9008 Old Branch Avenue  
Clinton, Maryland 20735

t/a Hanger Club  
Class B+, Beer, Wine and Liquor  
Bucks-Up, Inc.  
6410 Old Branch Avenue  
Camp Springs, Maryland 20748

t/a Harrington's Pub & Kitchen  
Class B (BLX), Beer, Wine and Liquor  
Public Irish Pub, LLC  
177 Fleet Street  
National Harbor, Maryland 20745

t/a Hideway  
Class B, Beer, Wine and Liquor  
Bilamil, Inc.  
6421 Old Alexandria Ferry Road  
Clinton, Maryland 20735

t/a LaFontaine Bleu  
Class B, (BCE), Beer, Wine and Liquor  
7963 Annapolis Road  
Lanham, Maryland 20706

t/a Looney's Pub  
Class B, BLX, Beer, Wine and Liquor  
Looney's Pub at College Park, Inc.  
8150 Baltimore Avenue  
College Park, Maryland 20740

t/a Los Laureles  
Class B, Beer, Wine and Liquor  
Los Laureles, LLC  
6575 Ager Road  
Hyattsville, Maryland 20782

t/a Mango's Cafe  
Class B, Beer, Wine and Liquor  
Jaah & Bakar, LLC  
4719 Annapolis Road  
Bladensburg, Maryland 20710

t/a Marygolds  
Class B (BCE), Beer, Wine and Liquor  
Nothing But A Party Production, LLC  
8827 Annapolis Road  
Lanham, Maryland 20706

t/a Proud Mary Restaurant  
Class B, Beer, Wine and Liquor  
Proud Mary, Inc.  
13600 King Charles Terrace  
Fort Washington, Maryland 20744

t/a Public House  
Class B (BLX), Beer, Wine and Liquor  
Public House National Harbor,

LLC  
199 Fleet Street  
National Harbor, Maryland 20745

t/a Sahara Oasis  
Class B, Beer, Wine and Liquor  
Bromart, LLC  
3010 Hamilton Street  
Hyattsville, Maryland 20782

t/a Taste of the Caribbean  
Class B, Beer, Wine and Liquor  
Taste of the Caribbean, Inc.  
505 Hampton Blvd.  
Capitol Heights, Maryland 20743

t/a Tucker's Restaurant  
Class B+, Beer, Wine and Liquor  
AARYAN, LLC  
9205 Marlboro Pike  
Upper Marlboro, Maryland 20772

t/a Yanny's Pizzeria  
Class B (BLX), Beer, Wine and Liquor  
Yanny's Pizzeria, LLC  
6339 Allentown Road  
Temple Hills, Maryland 20748

A Public Hearing will be held on:

**November 9, 2011**  
6:00 p.m.  
County Service Building  
5012 Rhode Island Avenue  
Hearing Room 200  
Hyattsville, Maryland 20781

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

**BOARD OF LICENSE COMMISSIONERS**  
(LIQUOR CONTROL BOARD)

Attest:  
Diane M. Bryant  
Administrative Assistant  
October 14, 2011

102460 (10-20,10-27)

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

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

Case No: CAE11-17784

**ORDER OF PUBLICATION**

This is to give notice that on the 26th day of July, 2011, a Petition for Guardianship of a Minor Child, LAILA RENEE MILLER, was filed in the Circuit Court for Prince George's County, Maryland, by MELISSA HARRIS, Petitioner, against LASHAWNDA MILLER, birth mother, and UNKNOWN birth father. The birth mother, LASHAWNDA MILLER, last known address is 14503 OLD MILL ROAD, UPPER MARLBORO, MD 20772, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-17784, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 11th day of October, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 11th day of November, 2011, giving notice to the UNKNOWN BIRTH FATHER, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 15th day of November, 2011 why the relief requested should not be granted.

MARILYN M. BLAND  
CLERK  
102452 (10-20,10-27,11-3)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
MARGRET JOYCE GENTLE  
Estate No.: 88005

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by MICHAEL BENTON for Judicial Probate of the will dated 03/31/2008 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **November 22, 2011 at 9:30 AM.** This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

102459 (10-20,10-27)

**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 November 7th, 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# 4587B 1989 CHAPARRAL 27FT  
MD# 9441AU  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 4662B 1971 COLUMBIA 26FT  
MD# 0414P  
AQUA MARINA BOHEMIA VISTA  
140 VISTA MAIN RD  
CHESAPEAKE CITY

LOT# 5361B 1986 SILVERTON 29FT  
MD# 3990BT  
BALTIMORE MARINE CENTER  
2775 LIGHTHOUSE POINT EAST  
BALTIMORE

LOT# 5552 2005 MERCEDES-BENZ M Class  
VIN# 4JGAB57E05A536408  
AAMCO TRANSMISSIONS  
3501 POHANKA PL  
MARLOW HEIGHTS

LOT# 5555 1993 CHEVROLET TRUCK C3500 Pickup  
VIN# 1GCHK39N1PE218247  
AAMCO TRANSMISSIONS  
3501 POHANKA PL  
MARLOW HEIGHTS

LOT# 5569 2005 FORD E450  
VIN# 1FDXE45P05HA09878  
ONENESS MOBILITY SERVICES LLC  
7620 A PENN BELT DR  
FORESTVILLE

LOT# 5570 1999 FORD E450  
VIN# 1FDXE40FXHC04792  
ONENESS MOBILITY SERVICES LLC  
7620 A PENN BELT DR  
FORESTVILLE

LOT# 5592 2005 HONDA Civic-4 Cyl.  
VIN# 1HGEM221X5L062377  
CERTIFIED COLLISION CENTER  
6230 HOLABIRD AVE  
BALTIMORE

LOT# 5595 2001 FORD F350  
VIN# 1FDWW36F01ED44997  
H & D CONSTRUCTION, LLC  
1358 MARLBORO RD  
LOTHIAN

LOT# 5600 2005 DODGE Stratus-4 Cyl.  
VIN# 1B3EL46X75N693895  
A-1 AUTO WORKS  
2013 ASHBURTON ST  
BALTIMORE

LOT# 5627B 1989 REGAL SEBRING 18FT  
REG# DL 2656W  
MD# 7324AV  
HIN# RGMCC2679C989  
AQUA MARINA BOHEMIA VISTA  
140 VISTA MAIN RD  
CHESAPEAKE CITY

LOT# 5630B 1982 CHRIS CRAFT 33FT  
MD# 6574BN  
OFFICIAL# 649944 "IRRATIONAL"  
AQUA MARINA BOHEMIA VISTA  
140 VISTA MAIN RD  
CHESAPEAKE CITY

LOT# 5631B 1972 SILVERTON 30FT  
MD# 2779BD  
AQUA MARINA BOHEMIA VISTA  
140 VISTA MAIN RD  
CHESAPEAKE CITY

LOT# 5657B 1974 BERTRAM 28FT  
MD# 8536BD  
PASADENA YACHT YARD  
1132 PASADENA YACHT YARD RD  
PASADENA

LOT# 5664 2005 JEEP Liberty  
VIN# 1J4GL48K25W676578  
SURF'S UP BODY SHOP  
5020 WABASH AVE  
BALTIMORE

LOT# 5665 2003 LEXUS ES-V6  
VIN# JTHBF30G330118956  
SECURITY AUTO & TRUCK  
2015 LORD BALTIMORE DR STE E  
WINDSOR MILL

LOT# 5668 2002 MAZDA MPV-V6

VIN# JM3LW28J420314040  
HANNAN AUTO & TOWING  
5550 GREENBELT RD  
COLLEGE PARK

LOT# 5670 2011 HYUNDAI SONATA  
VIN# 5NPEB4AC2BH257022  
SECURITY AUTO BODY  
6400 WINDSOR MILL RD  
BALTIMORE

LOT# 5671 1997 CADILLAC Seville-V8  
VIN# 1G6KY5290VU803078  
J & M AUTO REPAIR  
16840 OAKMONT AVE B-6  
GAITHERSBURG

LOT# 5672 2002 MITSUBISHI Montero Sport-V6  
VIN# JA4LS31R72P008963  
J & M AUTO REPAIR  
16840 OAKMONT AVE B-6  
GAITHERSBURG

LOT# 5673 1999 NISSAN Altima-4 Cyl.  
VIN# 1N4DL01D2XC173530  
SONIX PARTITION METER & AUTO SERVICE  
4814 LIBERTY HEIGHTS AVENUE  
BALTIMORE

LOT# 5674 2005 KAWASAKI ZZR1200C4  
VIN# JKAZX9C115A018501  
FREESTATE CYCLE  
8601 CENTRAL AVE  
CAPITAL HTS

LOT# 5675 2004 LEXUS LS-V8  
VIN# JTHBN36F140142546  
WHITES AUTOMOTIVE  
4729 STAMP ROAD  
TEMPLE HILLS

LOT# 5677 1997 CHRYSLER Town & Country-V6  
VIN# 1C4GP54L1VB403346  
CYNOSONS AUTOMOTIVE SERVICES  
4533 ST BARNABAS RD  
TEMPLE HILLS

LOT# 5678 2008 SUZUKI GSXR1300  
VIN# JS1GX72A082107780  
FREESTATE CYCLE  
8601 CENTRAL AVE  
CAPITAL HTS

LOT# 5679 2009 SUZUKI ANG650K9  
VIN# JS1CP51A492100868  
FREESTATE CYCLE  
8601 CENTRAL AVE  
CAPITAL HTS

LOT# 5680 1991 HINO C/O  
VIN# JHBFE1777M2T10216  
B & J TRUCK & EQUIPMENT REPAIR SERVICE  
601 W PATAPSCO AVE  
BALTIMORE

LOT# 5681 2000 KAWASAKI ZX12R  
VIN# JKAZX9A11YA004167  
FREESTATE CYCLE  
8601 CENTRAL AVE  
CAPITAL HTS

LOT# 5682 1976 VOLKSWAGON BEETLE  
VIN# 1162129084  
CRAZY CHRIS'S AUTO REPAIR AND BODY  
6310 OLD BRANCH AVE  
CAMP SPRINGS

LOT# 5691B 1988 CATALINA 32FT 2IN  
MD# 5789BT  
OFFICIAL# 1152565  
HIN# CTYP0744D888  
AQUA MARINA BOHEMIA VISTA  
140 VISTA MAIN RD  
CHESAPEAKE CITY

LOT# 5694B 1988 SEARAY 27FT 3IN  
MD# 2209D  
BOWLEY'S MARINA, INC  
1700 BOWLEYS QUARTERS ROAD  
BALTIMORE

LOT# 5699B 1974 PEARSON 26FT  
MD# 9732V  
FERRY POINT MARINA YACHT YARD  
700 MILL CREEK ROAD  
ARNOLD

LOT# 5700B 1996 RINKER FIESTA VEE 27FT 5IN  
MD# 4982BD  
FERRY POINT MARINA YACHT YARD  
700 MILL CREEK ROAD  
ARNOLD

LOT# 5702B 1991 CATALINA 34FT  
MD# 3989AZ  
OFFICIAL# 978915 "WARPED"  
PIER SEVEN LIMITED PARTNER-SHIP  
48 SOUTH RIVER RD SOUTH  
EDGEWATER

LOT# 5704B 1996 BAYLINER 22FT 3IN  
MD# 5581BD  
PIER SEVEN LIMITED PARTNER-SHIP  
48 SOUTH RIVER RD SOUTH  
EDGEWATER

LOT# 5707B 1985 SEASPRITE 25FT 9IN  
MD# 4636AW  
PIER SEVEN LIMITED PARTNER-SHIP  
48 SOUTH RIVER RD SOUTH  
EDGEWATER

LOT# 5708B 1975 AMF SLICK-CRAFT 22FT 10IN  
MD# 3187Y  
PIER SEVEN LIMITED PARTNER-SHIP  
48 SOUTH RIVER RD SOUTH  
EDGEWATER

LOT# 5711B 1981 GRADY WHITE 19FT  
MD# 2053BY  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5712B 1987 FOUR WINNS 21FT  
MD# 5842AS  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5713B 1984 FOUR WINNS 18FT 8IN  
MD# 7401AL  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5714B 1994 THUNDER-BIRD/FORMULA F31PC 31FT  
MD# 9745BC  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5715B 1984 BAYLINER 27FT  
MD# 5865AL  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5716B 1980 SEA RAY 26FT 3IN  
MD# 4735AF  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5717B 1974 CHEOY LEE 30FT  
MD# 4636P  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5718B 1989 BAYLINER 26FT  
MD# 3244BH  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5719B 1965 UNKNOWN ALUMINUM SKIFF 16FT  
MD# 3638X  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

LOT# 5720B 1986 BAYLINER 19FT  
MD# 0737BG  
GATES MARINE SERVICES, INC  
600 CABANA BLVD  
DEALE

**TERMS OF SALE: CASH PUBLIC SALE**  
The Auctioneer reserves the right to post a Minimum Bid

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

102468 (10-20,10-27)

**NOTICE**

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

vs.  
HARRY T. BUNTING  
4407 Maple Road  
Suitland, MD 20746-3520

and  
NANCY W. BUNTING  
4407 Maple Road  
Suitland, MD 20746-3520  
Defendants

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

Case No. CAE 10-39354

Notice is hereby given this 14th day of October, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4407 Maple Road, Suitland, MD 20746-3520, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of November, 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 14th day of November, 2011, next.

The Report of Sale states the amount of sale to be Sixty Six Thousand Five Hundred Thirty Nine and 00/100 Dollars (\$66,539.00).

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

True Copy—Test:  
Marilynn M. Bland, Clerk

102455 (10-20,10-27,11-3)

**NOTICE**

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

vs.  
Frederick E Tyner

Plaintiffs  
Defendant

In the Circuit Court for Prince George's County, Maryland  
Civil No. CAE 11-13914

ORDERED, this 14th day of October, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6041 Glen Rock Avenue, Fort Washington, Maryland 20744 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 14th day of November, 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 14th day of November, 2011, next. The report states the amount of sale to be \$180,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

102456 (10-20,10-27,11-3)

**The Prince George's Post Newspaper**  
**Wishes Everyone a Safe and Weekend**  
**CALL: 301-627-0900**  
**FAX: 301-627-6260**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, NOVEMBER 1, 2011

COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MARYLAND

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

1:30 P.M.

Appointment of the following individual as County Attorney for Prince George's County:

Ms. M. Andree Green

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest:  
Redis C. Floyd  
Clerk of the Council

102450 (10-20)

**LEGALS**

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

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

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

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

**NOVEMBER 7, 2011  
AT 9:54 AM**

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

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

The property is improved by a dwelling.

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

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

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

102439 (10-20,10-27,11-3)

**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  
2348 Seton Way, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Michael L Simon and Stephanie S Simon, dated November 21, 2007, and recorded in Liber 29023 at folio 268 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

**NOVEMBER 7, 2011  
AT 9:48 AM**

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

LOT NUMBERED SIXTY-TWO (62) IN THE SUBDIVISION KNOWN AS "PLAT THREE, PENNSYLVANIA PLACE ON THE AVENUE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK VJ 163 AT PLAT 84, 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 \$29,000.00 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

102442 (10-20,10-27,11-3)

**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  
2575 Markham Lane, Landover, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Sheila Z Jackson, dated April 29, 1998, and recorded in Liber 12225 at folio 500 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

**NOVEMBER 7, 2011  
AT 9:51 AM**

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

LOT NUMBERED THIRTY-TWO (32), IN BLOCK LETTERED Y, IN THE SUBDIVISION KNOWN AS "KENTLAND", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK VJ 164, AS PLAT 18; BEING IN THE 13TH ELECTORAL 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 \$10,000.00 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

102448 (10-20,10-27,11-3)

# The Prince George's Post

*Call 301-627-0900*

*or*

*Fax 301-627-6260*

**Have a Very Safe**

**Weekend And Remember,**

**Don't Drink and Drive!**

**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  
5902 Middleton Lane, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Keith Neclos and Sylvia Jones-Neclos, dated September 24, 2007, and recorded in Liber 28810 at folio 657 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

**NOVEMBER 7, 2011  
AT 9:45 AM**

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

LOT NUMBERED ONE HUNDRED SIX (106), IN THE SUBDIVISION KNOWN AS "A RESUBDIVISION OF LOTS 82, 83, AND PART OF LOT 84, THE T.B. MIDDLETON FARM", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 29 AT PLAT NO. 23, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

WHICH HAS AN ADDRESS OF 5902 MIDDLETON LANE, TEMPLE HILLS, MD 20748.

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

102446 (10-20,10-27,11-3)

**LEGALS**

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

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

8115 STEVE DRIVE  
DISTRICT HEIGHTS, MD 20747

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

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

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

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

**LEGALS**

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

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

Improved by premises known as  
10613 Bickford Avenue, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Dennis Jackson, dated February 1, 2008, and recorded in Liber 29377 at folio 149 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

**NOVEMBER 7, 2011  
AT 9:39 AM**

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

LOT NUMBERED SEVEN(7) IN BLOCK LETTERED "B" (BLOCK F AND PART OF BLOCKS B, D & E) IN THE SUBDIVISION KNOWN AS "DEN LEE ACRES" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 123, FOLIO 36.

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 \$39,000.00 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

102445 (10-20,10-27,11-3)

**LEGALS**

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

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

9330 WYATT DRIVE  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Timothy Ojuare and Abimbola Oladokun, dated August 10, 2006 and recorded in Liber 26036, Folio 557 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$287,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 25, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$29,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

**LEGALS**

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

**SUBSTITUTE TRUSTEE'S SALE**

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

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

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

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

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

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

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

**TERMS OF SALE**

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

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

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

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

In the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the deposit at the option of the Substitute Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Substitute Trustees to further avail themselves of additional legal or equitable remedies available.

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

With the exception of real property taxes, any and all public charges, regular and special assessments and front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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

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

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

Mark G. Levin, Sally Presler McCash, Substitute Trustees

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

**THE PRINCE  
GEORGE'S POST**  
**Call 301-627-0900**  
**Fax 301-627-6260**  
**Have A Safe Weekend!**

**LEGALS**

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

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

**Improved by premises known as  
6409 Woodley Road, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Kim Calloway and Kimberley Calloway, dated June 9, 2006, and recorded in Liber 25387 at folio 316 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

**NOVEMBER 7, 2011  
AT 9:36 AM**

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

LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "TWINKLING ACRES", AS PER PLAT THEREOF RECORDED IN PLAT BOOK BB 10 AT PLAT 52, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

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

102443 (10-20,10-27,11-3)

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

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

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

**302 BIDDLE ROAD  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Michael Charles Coffren and Lynn Marie Coffren, dated July 7, 2009 and recorded in Liber 30808, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$152,000.00, and an original interest rate of 5.375%, 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 **NOVEMBER 1, 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 \$15,500.00 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

102423 (10-13,10-20,10-27)

**LEGALS**

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

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

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

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

**OCTOBER 25, 2011  
AT 9:33 AM.**

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

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

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

The property is improved by a dwelling.

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

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

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

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

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

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

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

**5902 GALLOWAY DRIVE  
OXON HILL, MD 20745**

Under Under a power of sale contained in a certain Deed of Trust from Luis Gomez Amaya and Blanca Ingles Espinoza, dated February 11, 2008 and recorded in Liber 29363, Folio 19 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$275,000.00, and an original interest rate of 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 **NOVEMBER 1, 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

102420 (10-13,10-20,10-27)

**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  
2616 Parkland Dr, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Randolph Sanders and Denise Cassandra Sanders, dated September 27, 2007, and recorded in Liber 28833 at folio 369 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

**NOVEMBER 7, 2011  
AT 9:57 AM**

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

LOT NUMBERED TWELVE (12) AND PART OF LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "PARKLAND" IN PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

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

102469 (10-20,10-27,11-3)

**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  
8501 Boundary Lane, Brandywine, Maryland 20613**

By virtue of the power and authority contained in a Deed of Trust from Kirk Keys and Kirk L Keys aka Kirk Keys, dated May 25, 2007, and recorded in Liber 28241 at folio 364 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

**NOVEMBER 7, 2011  
AT 9:42 AM**

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

LOT NUMBERED THIRTY-SEVEN (37), IN THE SUBDIVISION KNOWN AS "BRANDYWINE HEIGHTS ADDITION", PER PLAT RECORDED IN PLAT BOOK VJ 169 AT PLAT 78 (BEING A RESUBDIVISION OF LOTS 31 & 32 IN THE SUBDIVISION KNOWN AS "BRANDYWINE HEIGHTS ADDITIONS" AS PER PLAT RECORDED IN PLAT BOOK BB 12 AT PLAT), AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 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

102447 (10-20,10-27,11-3)

**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  
2439E Rosecroft Village Circle, Oxon Hill, MD 20745**

By virtue of the power and authority contained in a Deed of Trust from BEVERLY J. BOLDEN (current owner) and JAMES R. SPEARS and MOLLIE M. SPEARS (original owners), dated November 30, 1987 and recorded in Liber 6862 at Folio 731 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, NOVEMBER 1, 2011  
AT 3:00 P.M.**

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

BEGINNING for the same and being known and designated as Lot numbered 82, in Block lettered "A", as shown on the plat entitled "Plat Two, Lots 27 thru 96, Block "A", ROSECROFT VILLAGE", as recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 124 plat 72.

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

**\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\***

TERMS OF SALE: A deposit of \$6,000.00 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 10.50% 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 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**

102422 (10-13,10-20,10-27)

**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  
2906 North Grove, Upper Marlboro, MD 20774**

By virtue of the power and authority contained in a Deed of Trust from GEORGE L. PHILLIPS and MARCIA G. ALLEN (AKA MARCIA G. PHILLIPS), dated August 28, 2006 and recorded in Liber 26180 at Folio 437 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, NOVEMBER 1, 2011  
AT 3:05 P.M.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FORTY-FIVE(45), IN BLOCK "B", IN THE SUBDIVISION KNOWN AS "CHESTER GROVE APARTMENTS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 101 AT PLAT 34 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 5.50% 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 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.

**LEGALS**

five 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**

102421 (10-13,10-20,10-27)

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

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

**9107 TAYLOR LANE  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Laarni C. Ruiz and Ariel Ruiz, dated October 30, 2007 and recorded in Liber 30407, Folio 542 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main 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 **NOVEMBER 1, 2011 AT 11:00 A.M.**

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

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

Terms of Sale: A deposit of \$44,500.00 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.

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

102424 (10-13,10-20,10-27)

**COUNTY COUNCIL HEARINGS**

**COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND**

**NOTICE OF PUBLIC HEARINGS**

**TUESDAY, NOVEMBER 1, 2011**

**COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MARYLAND**

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

**1:30 P.M.**

**Appointment of the following individuals to the Revenue Authority for Prince George's County:**

Mr. Calvin Brown Appointment  
Replacing: George Nwabukwu  
Term Expiring: 7/28/2014

Mr. Jeffrey G. Smith Appointment  
Replacing: Harold A. King  
Term Expiring: 7/28/2014

Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest:  
Redis C. Floyd  
Clerk of the Council

102451 (10-20)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

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

**1:30 P.M.**

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

**CB-19-2011 (DR-2) - AN ACT CONCERNING SPENDING DISCLOSURE** for the purpose of requiring the County to develop and operate a website that includes information for certain County expenditures, providing guidelines for public access to the information on the website and generally relating to governing public access to information about County payments.

**CB-4-2011 (DR-2) - AN ACT CONCERNING ECONOMIC DEVELOPMENT INCENTIVE FUND** for the purpose of establishing an Economic Development Incentive Fund (the "Fund"); specifying the purpose and uses of the Fund; providing for the financing and administration of the Fund; and generally providing for the Fund.

**CB-64-2011 - AN ACT CONCERNING THE 2011 PRINCE GEORGE'S COUNTY COUNCIL REDISTRICTING PLAN** for the purpose of enacting a plan of County Council district boundaries in accordance with Section 305 of the County Charter.

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

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

102449 (10-20-10-27)

# THE PRINCE GEORGE'S POST

## Call 301-627-0900 Fax 301-627-6260

### Have A Safe Weekend!

**NOTICE TO CONTRACTORS**

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Anacostia River Levee Rehabilitation, Contract Number 853-H (E), will be received until November 4, 2011, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Two Hundred Dollars (\$200.00) will be charged for the purchase of the contract documents, which are available for review on October 17, 2011, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Type B Engineer's Office
1	LS	Maintenance of Traffic
100	UD	Portable Variable Message Sign
16,000	CY	Levee Select Borrow – Impervious Fill
13,000	CY	Levee Select Borrow – Random Fill
14,500	CY	Class 2 Excavation
150	CY	Test Pit Excavation
13,754	SY	Remove Existing Pavement
4,390	SY	Class 1 RIP RAP For Slope & Channel Protection
1	EA	Flap Gate – 15"
27	EA	Pipe Culverts – 15" CL IV RCP
2	EA	Miscellaneous Structures (ENDSECTION, ENDWALL)
2,820	TON	Permeable Asphalt Pavement
14	EA	Double Swing Gates
330	LF	Concrete Curb and Gutter
41,755	SY	Placing Furnished Topsoil 6 Inch Depth
2,300	LB	Temporary Seeding
88,010	SY	Temporary Mulching
41,800	SY	Turfgrass Establishment
2	EA	Steep Slope Mowers
3	EA	All-Terrain Mowers
3	EA	20 Ton Tag-Along Equipment Trailer
2	EA	10 Ton HDB-PT Trailer

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Anacostia River Levee Rehabilitation, Contract No. 853-H (E)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on Monday, October 24, 2011, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

- By Authority of -  
Rushern L. Baker, III  
County Executive

102436 (10-13,10-20,10-27)