

**LEGALS**

**COUNTY COUNCIL HEARINGS**

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
**NOTICE OF PUBLIC HEARINGS**  
TUESDAY, NOVEMBER 8, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MARYLAND

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

**1:30 P.M.**

**Appointment of the following individuals to the Advisory Committee on Aging for Prince George's County:**

- Ms. Jacqueline Byrd Appointment  
General Member  
Term Expiring: 2/1/2014
- Ms. Darilyn Marinelli Appointment  
Public Non-Profit Member  
Replacing: Brenda Harris  
Term Expiring: 2/1/2014
- Ms. Carolyn Butler Appointment  
Senior Citizen Member  
Term Expiring: 2/1/2013
- Mr. Albert Dickson Re-Appointment  
Senior Citizen Member  
Term Expiring: 2/1/2014
- Mr. James Lyles, Sr. Re-Appointment  
Senior Citizen Member  
Term Expiring: 2/1/2014
- Ms. Ethel Mitchell Rock Re-Appointment  
General Member  
Term Expiring: 2/1/2014
- Ms. Dorothy Powell-Allen Re-Appointment  
Public Non-Profit Member  
Term Expiring: 2/1/2014
- Mr. Byron Richardson Re-Appointment  
General Member  
Term Expiration: 2/1/2014

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

102502 (10-27)

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY**  
2610 HUGHES ROAD  
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Oscar R. Castro Mira and Rosa A. Saravia Decastro, dated June 30, 2006 and recorded in Liber 25803, Folio 735 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$336,000.00, and an original interest rate of 6.490%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 15, 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 \$35,000.00 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

102472 (10-27,11-3,11-10)

**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  
**12615 Brunswick Lane, Bowie, Maryland 20715**

By virtue of the power and authority contained in a Deed of Trust from Jen J Smith, dated September 25, 2006, and recorded in Liber 26365 at folio 270 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 15, 2011  
AT 9:39 AM**

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

LOT (10), BLOCK THIRTY-THREE (33), IN THE SUBDIVISION KNOWN AS "BUCKINGHAM AT BELAIR, SECTION 10". LOCATED 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 \$34,000.00 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

102475 (10-27,11-3,11-10)

**LEGALS**

**COUNTY COUNCIL HEARING**

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

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

**1:30 P.M.**

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

**CB-47-2011 - AN ACT CONCERNING HUMAN RELATIONS COMMISSION** for the purpose of amending the provisions of the County Code relating to the Executive Director, staff, and budget of the Human Relations Commission.

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

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

Attest:  
Redis C. Floyd  
Clerk of the Council

102500 (10-27,11-3)

**COUNTY COUNCIL HEARING**

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

TUESDAY, NOVEMBER 1, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
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:

**10:30 A.M.**

**Appointment of the following individuals to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for Prince George's County:**

- Mr. John P. Shoaff Appointment  
Replacing: Sarah A. Cavitt  
Term Expiration: 6/15/2014

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

102505 (10-27)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

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

**1:30 P.M.**

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

**CB-36-2011 – AN ACT CONCERNING ADMINISTRATION** for the purpose of requiring an audit of the accounts maintained by the County Executive and County Council Members upon the death, resignation, removal or expiration of the term of the County Executive or County Council Member.

**CB-39-2011 (DR-2) – AN ACT CONCERNING PARKING RESTRICTIONS AND VIOLATIONS** for the purpose of making amendments to certain parking restrictions, violations and fines in the County; and generally relating to parking violations.

**CB-42-2011 – AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT** for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2012.

**CB-50-2011 (DR-2) – AN ACT CONCERNING FOOD SERVICE FACILITIES** for the purpose of eliminating the exemption for facilities located on State-owned property from inspection from the Prince George's County Health Department.

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

102501 (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  
UPPER MARLBORO, MARYLAND

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

**1:30 P.M.**

**Appointment of the following individual to the Housing Authority for Prince George's County:**

- Mr. Paul E. Rowe Appointment  
Replacing: Leroy Brown  
Term Expiring: 10/24/2014

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

102504 (10-27)

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, NOVEMBER 8, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MARYLAND

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

**1:30 P.M.**

**Appointment of the following individuals to the Cable Television Commission for Prince George's County:**

- Ms. Doris McMillon Appointment  
Replacing: Laurence C. Daniels  
Cable Television Member  
Term Expiring: 12/4/2014

- Ms. Yulanda "Pleshette" Monroe Appointment  
Replacing: Christopher O. Akinduro  
Public Member at Large  
Term Expiring: 12/4/2014

- Mr. James "Jimmy" Tarlau Appointment  
Replacing: Innocent E. Otugo  
Public Member at Large  
Term Expiring: 12/4/2015

- Mr. Michael J. Thompson Appointment  
Replacing: vacant  
Prince George's Municipal Association  
Representative Member  
Term Expiring: 12/4/2014

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

102503 (10-27)

**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

vs. **LANCE SOLO**

Plaintiffs  
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)

**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)

**NOTICE**

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

vs. **Anthony D Lampkin and  
Ericka L Lampkin**

Plaintiffs  
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)

**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 representative 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 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.

**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)

**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 14th, 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# 5667 2002 MITSUBISHI Eclipse-4 Cyl.  
VIN# 4A3AE45G52E019620  
BRIDGE AUTO REPAIR  
5 PHILADELPHIA AVE  
OCEAN CITY

LOT# 5683 1998 CHRYSLER Town & Country-V6  
VIN# 1C4GP64L0WB662465  
S.A.P. AUTOMOTIVE CENTER, INC  
420 S. KRESSON ST, SUITE B  
BALTIMORE

LOT# 5684 2007 FORD Fusion-4 Cyl.  
VIN# 3FAHP06Z67R179648  
S.A.P. AUTOMOTIVE CENTER, INC  
420 S. KRESSON ST, SUITE B  
BALTIMORE

LOT# 5685 2004 CHRYSLER PT Cruiser-4 Cyl.  
VIN# 3C4FY48B04T241999  
S.A.P. AUTOMOTIVE CENTER, INC  
420 S. KRESSON ST, SUITE B  
BALTIMORE

LOT# 5686 1997 NISSAN Pathfinder-V6  
VIN# JN8AR05Y5VW182912  
JIREH AUTO BODY COLLISION  
2819 NORTH POINT BLVD  
DUNDALK

LOT# 5688 2003 AUDI A6-V6  
VIN# WAULD64B23N066134  
JOSEF'S AUTOBODY INC  
1123 E 25TH ST  
BALTIMORE

LOT# 5689 2002 MERCURY Mountaineer-V6  
VIN# 4M2DU86E02UJ01620  
VICTOR'S AUTO BODY & REPAIR

535 D2 SOUTHLAWN LN  
ROCKVILLE

LOT# 5701 1996 TOYOTA Camry  
VIN# JT2BF12K8T0140290  
FIVE STAR TRANSMISSIONS  
3 HARKO CT  
BALTIMORE

LOT# 5706B 1993 SEA RAY 230DA 23FT  
REG# PA1912BG  
PIER SEVEN LIMITED PARTNER-SHIP  
48 SOUTH RIVER RD SOUTH  
EDGEWATER

LOT# 5709 2002 FORD E450  
VIN# 1FDXW46F02EC51540  
H & D CONSTRUCTION, LLC  
1358 MARLBORO RD  
LOTHIAN

**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

102507 (10-27,11-3)

**NOTICE**

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

vs. **Leonard J Makowski and  
Janet R Makowski**

Plaintiffs  
Defendants

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

**Civil No. CAE 11-20224**

ORDERED, this 19th day of October, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4505 Samar Street, Beltsville, Maryland 20705 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 21st 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 21st day of November, 2011, next.

The report states the amount of sale to be \$155,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

102493 (10-27,11-3,11-10)

**NOTICE**

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

vs. **Felipe S Galvan and  
Rosa Ramirez De Galvan**

Plaintiffs  
Defendants

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

**Civil No. CAE 11-18980**

ORDERED, this 19th day of October, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15806 Bald Eagle School Road, Brandywine, Maryland 20613 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 21st 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 21st day of November, 2011, next.

The report states the amount of sale to be \$205,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

102490 (10-27,11-3,11-10)

**THE PRINCE  
GEORGE'S POST  
NEWSPAPER**

**301-627-0900**

**NOTICE**

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

600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

vs. **Jynell Madison**

Personal Representative for the  
Estate of Katina Giles  
6603 Hil Mar Drive  
District Heights, MD 20747

Defendant

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

**Case No. CAE 11-19336**

Notice is hereby given this 19th day of October, 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 21st day of November, 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 21st day of November, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$195,000.00. The property sold herein is known as 6603 Hil Mar Drive, District Heights, MD 20747.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

102492 (10-27,11-3,11-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HEDRICK E. MITCHELL, JR  
AKA: HEDRICK E. MITCHELL II**

Notice is given that Hedrick E. Mitchell III, whose address is 4209 7th Street, SE #101, Washington, DC 20032 was on October 17, 2011 appointed personal representative of the estate of Hedrick E. Mitchell Jr, who died on September 30, 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 17th 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.

**HEDRICK E. MITCHELL III**  
Personal Representative

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

Estate No. 88721  
102488 (10-27,11-3,11-10)

**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)

**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: CAE11-22256**

**ORDER OF PUBLICATION**

This is to give notice that on the 1st day of September, 2011, a Petition for Guardianship of a Minor Child, DEQUAN TYRELLE GRAVELY, was filed in the Circuit Court for Prince George's County, Maryland, by TONYA M. GRAVELY, Petitioner, against KESHA M. GRAVELY, birth mother, and SEAN HAWKINS, birth father. The birth mother, KESHA M. GRAVELY, last known address is 5590 Stuckey Road, Indian Head, MD 20640, and the last known address of SEAN HAWKINS, 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 CAE11-22256, 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 24th 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 23rd day of November, 2011, giving notice to the SEAN HAWKINS, Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 28th day of November, 2011 why the relief requested should not be granted.

MARILYN M. BLAND  
CLERK

102508 (10-27,11-3,11-10)

**NOTICE**

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

vs. **Guillermo Romero Perla and  
Jose Henry Nieto Santos**

Plaintiffs  
Defendants

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHIRLEY ANN RAHNE**

Notice is given that Rae Lynn Rahne Canan whose address is 505 Daisy Dr, Taneytown, MD 21787, was on July 25, 2011 appointed personal representative of the small estate of Shirley Ann Rahne, who died on July 5, 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.

**RAE LYNN RAHNE CANAN**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88017  
102486 (10-27)

Alfred J. Szczerbicki  
28 Allegheny Ave.  
The Penthouse, Ste 500  
Towson, MD 21204  
410-337-8068

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARESA B. ARRINGTON**

Notice is given that Alfred Szczerbicki whose address is 28 Allegheny Ave., Suite 500, Towson, MD 21204, was on October 13, 2011 appointed personal representative of the small estate of Maresa B. Arrington, who died on November 11, 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 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.

**ALFRED SZCZERBICKI**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 87726  
102484 (10-27)

**NOTICE**

IN THE MATTER OF:  
**Aster Chichayebelu Mekasha**

FOR THE CHANGE OF  
NAME TO:  
**Aster Mekasha**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-26072

A Petition has been filed to change the name of Aster Chichayebelu Mekasha to Aster Mekasha.

The latest day by which an objection to the Petition may be filed is November 16, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
102499 (10-27)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BYRON T. NEAL**

Notice is given that Patricia T. Neal whose address is 4500 Marble Hall Road, Baltimore, MD 21239, was on September 30, 2011 appointed personal representative of the small estate of Byron T. Neal, who died on August 14, 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.

**PATRICIA T. NEAL**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88640  
102485 (10-27)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WALTER W. NUCKOLS**

Notice is given that Walter Bruce Nuckols whose address is 6625 Michele Court, Huntingtown, MD 20639 was on October 13, 2011 appointed personal representative of the estate of Walter W. Nuckols who died on July 8, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th 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.

**WALTER BRUCE NUCKOLS**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 88741  
102489 (10-27,11-3,11-10)

**NOTICE**

IN THE MATTER OF:  
**Yirgalme Kebede Made**

FOR THE CHANGE OF  
NAME TO:  
**Hanna Kebede Made**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-23981

A Petition has been filed to change the name of Yirgalme Kebede Made to Hanna Kebede Made.

The latest day by which an objection to the Petition may be filed is November 16, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
102497 (10-27)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HELEN L. TONIC**

Notice is given that Cynthia Smith whose address is 8908 Canberra Drive, Clinton, MD 20735, was on September 14, 2011 appointed personal representative of the small estate of Helen L. Tonic, who died on August 15, 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.

**CYNTHIA SMITH**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88352  
102487 (10-27)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FANNIE JEAN WILSON**

Notice is given that Darlene Wilson-Thomas whose address is 7507 Southford Lane, Chesterfield, VA 23832 was on October 19, 2011 appointed personal representative of the estate of Fannie Jean Wilson who died on October 11, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of 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.

**DARLENE WILSON-THOMAS**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 88778  
102509 (10-27,11-3,11-10)

**NOTICE**

IN THE MATTER OF:  
**Barbara Jean Rawlings-McBeth**

FOR THE CHANGE OF  
NAME TO:  
**Barbara Jean Rawlings**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-21424

A Petition has been filed to change the name of Barbara Jean Rawlings-McBeth to Barbara Jean Rawlings.

The latest day by which an objection to the Petition may be filed is November 16, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
102496 (10-27)

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

**LEGALS**

LAW OFFICES  
**GOOZMAN, BERNSTEIN & MARKUSKI**  
9101 Cherry Lane, Suite 207  
Laurel, Maryland 20708  
(301) 953-7480 – (410) 792-0075

**TRUSTEES' SALE**  
Case No. CAE11-22138

**Of Valuable Improved Real Estate  
located in Prince George's County, MD  
at 5410 Tilden Road  
Bladensburg, Maryland 20710**

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Richard R. Wingard, Jr., Dorothy Ann Wingard and Richard R. Wingard to S. Lynne Pulford and Jacqueline F. Reams, Trustees, dated May 31, 2007, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 28718, at Folio 487, docketed for foreclosure in Civil No. CAE11-22138, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland 20772, on

**WEDNESDAY, NOVEMBER 16, 2011  
AT 11:00 A.M.**

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

Lots numbered Forty-One (41), Forty-Two (42) and Forty-Three (43) in Block numbered Fourteen (14) in the subdivision known as "Addition A, Decatur Heights", Prince George's County, as per plat recorded in Plat Book RNR No. 2, plat 36, one of the Land Records of Prince George's County, Maryland.

Said Property is improved by a dwelling.

The Property will be sold first. In the event that the sale price for the Property is insufficient to satisfy the indebtedness secured by the Deed Of Trust and the costs and expenses of sale, the Blanket Property will then be sold.

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

A deposit of \$13,500.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 7.375% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

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

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

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

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

**MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN**  
Substitute Trustees

102478 (10-27,11-3,11-10)

**LEGALS**

**COUNTY COUNCIL HEARING**

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

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

**1:30 P.M.**

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

**CB-35-2011 – AN ORDINANCE CONCERNING SECTIONAL  
MAP AMENDMENT PROCEDURES AND DEFINITIONS.** for the purpose of clarifying Sectional Map Amendment Procedures for Sector Plans and amending certain definitions.

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

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council  
102440 (10-20-10-27)

**LEGALS**

**NOTICE**

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

Plaintiffs

vs.

Christopher A Hopwood III  
Defendant

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

**Civil No. CAE 11-13264**

ORDERED, this 14th day of October, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14918 Belle Ami Drive, Laurel, Maryland 20707 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 \$93,750.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

102454 (10-20,10-27,11-3)

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: CAE11-05545

**ORDER OF PUBLICATION**

This is to give notice that on the 23rd day of February, 2011, a Petition for Guardianship of a Minor Child, BRITNEY DENISE FUENTES, was filed in the Circuit Court for Prince George's County, Maryland, by MARIA I MARRO-QUIN, Petitioner, against CLELIA ELVIRA FUENTES MEJIA, birth mother, and LUIS FELIPE REYES, birth father. The birth mother, CLELIA ELVIRA FUENTES MEJIA, last known address is Colony of Santa Elena, Canton El Corozo, of San Francisco Menendez, Department of Ahuachapan and LUIS FELIPE REYES, birth father, whose last known address 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 CAE11-05545, 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 LUIS FELIPE REYES, Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 14th day of November, 2011 why the relief requested should not be granted.

**MARILYN M. BLAND**  
CLERK

102453 (10-20,10-27,11-3)

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

**NOTICE OF PUBLIC  
HEARING**

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

t/a **Kettering Liquors**  
Class A, Beer, Wine and Liquor License  
J Triple B L.L.C.  
10682 Campus Way South  
Upper Marlboro, Maryland  
20772

And

t/a **Italian Inn**  
Class B(R), Beer, Wine and Liquor License  
**Gioni Brothers, Inc.**  
6221 Annapolis Road  
Hyattsville, Maryland 20784

A Public Hearing will be held on:

**November 9, 2011  
7:00 p.m.  
County Service Building  
5012 Rhode Island Avenue  
Hearing Room 200  
Hyattsville, Maryland 20781**

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

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

Attest:  
Diane M. Bryant  
Administrative Assistant  
September 30, 2011

102441 (10-20,10-27)

**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  
Bilamli, 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# RGMCM2679C989  
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  
CYNSONS 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# CTYP074AD888  
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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARY E. BAILEY**

Notice is given that Abdullah Abdur-Rabbani whose address is 1296 Crescentwood Lane, Decatur, GA 30032, was on October 12, 2011 appointed personal representative of the small estate of Mary E. Bailey, who died on September 26, 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.

ABDULLAH ABDUR-RABBANI  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88716  
102482 (10-27)

**LEGALS**

**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

Plaintiffs

vs.

Frederick E Tyner

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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ERICA IVY JACKSON**

Notice is given that Keith E Jackson whose address is 1733 Gosnell Road, Apt 101, Vienna, VA 22182, was on September 13, 2011 appointed personal representative of the small estate of Erica Ivy Jackson, who died on September 9, 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:

(

**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)

**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**

2709 SWEETWATER COURT  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Maurice O'Neal, dated September 14, 2007 and recorded in Liber 28778, Folio 633 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$167,500.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 15, 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 \$17,000.00 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

102477 (10-27,11-3,11-10)

**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**

8606 NORTH DRIVE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Guy L. Schultz, Jr., dated June 21, 2007 and recorded in Liber 28899, Folio 022 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$266,986.48, and an original interest rate of 1.690%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 15, 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

102474 (10-27,11-3,11-10)

**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**

15509 HELEN DRIVE  
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Keith Hipp, dated July 20, 2007 and recorded in Liber 28366, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$625,000.00, 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 **NOVEMBER 15, 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 \$68,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of 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

102473 (10-27,11-3,11-10)

**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)

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  
5637 Onslow Way, Capitol Heights, Maryland 20743**

By virtue of the power and authority contained in a Deed of Trust from Aminata Gueye and Ibrahima Ba, dated October 4, 2006, and recorded in Liber 26593 at folio 146 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 15, 2011  
AT 9:48 AM**

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

BEING KNOWN AND DESIGNATED AS LOT 76-1 IN A SUBDIVISION KNOWN AS PLAT EIGHT LONDON WOODS AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 100 AT PLAT 61 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 \$22,000.00 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

102480 (10-27,11-3,11-10)

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

**LEGALS**

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)

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  
5438 85th Avenue, Apt 2, New Carrollton, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Uchenna Ndolo aka Uchenna F Ndolo and Uchenna Ndolo aka Uchenna F Ndolo, dated November 21, 2005, and recorded in Liber 26412 at folio 537 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 15, 2011  
AT 9:33 AM**

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

UNIT NUMBER 5438-2 IN THE SUBDIVISION KNOWN AS "CARROLAN GARDENS, A CONDOMINIUM", PER PLATS RECORDED IN PLAT BOOK NLP112 AT PLATS 59 THROUGH 68, AMONG THE LAND RECORDS OF PRINCE GEORGE'S 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 8.4% 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

102470 (10-27,11-3,11-10)

**NOTICE**

IN THE MATTER OF:  
**Francis Stephen Rogers, Jr**

FOR THE CHANGE OF  
NAME TO:  
**Frances Rose McCrory**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-27209**

A Petition has been filed to change the name of Francis Stephen Rogers, Jr to Frances Rose McCrory.

The latest day by which an objection to the Petition may be filed is November 18, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
102494 (10-27)

**NOTICE**

IN THE MATTER OF:  
**Hameda Tawiah-Newton**

FOR THE CHANGE OF  
NAME TO:  
**Hameda A Ochir**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-17890**

A Petition has been filed to change the name of Hameda Tawiah-Newton to Hameda A Ochir.

The latest day by which an objection to the Petition may be filed is November 18, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
102495 (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  
6600 Elmhurst Street, District Heights, Maryland 20747**

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

**NOVEMBER 15, 2011  
AT 9:45 AM**

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

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

The property is improved by a dwelling.

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

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

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

102479 (10-27,11-3,11-10)

**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  
8103 Summitwood Court, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Anthony Dawson and Elizabeth Dawson, dated June 29, 2007, and recorded in Liber 28684 at folio 538 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 15, 2011  
AT 9:36 AM**

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

LOT NUMBERED (7), BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "PLAT ONE, KIRBY ESTATES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AS PER PLAT BOOK NLP 124, AT PLAT 54. BEING IN THE 9TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

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

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

102471 (10-27,11-3,11-10)

**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  
11700 Flagship Avenue, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Patricia M Hall and Charity M Tyler, dated March 17, 2008, and recorded in Liber 29610 at folio 312 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 15, 2011  
AT 9:42 AM**

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

LOT NUMBERED SIXTY-ONE (61) IN BLOCK LETTERED "T" IN THE SUBDIVISION KNOWN AS BEING A RESUBDIVISION OF LOTS 25 THRU 39, BLOCK T "ARAGONA VILLAGE" AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 171 AS PLAT NO. 3.

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 \$38,000.00 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

102476 (10-27,11-3,11-10)

**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)

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

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

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

8340 VERONA DRIVE  
NEW CARROLLTON, MD 20874

Under a power of sale contained in a certain Deed of Trust from Carlos A. Sorto and Gladys Sorto, dated February 27, 2007 and recorded in Liber 27411, Folio 309 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 15, 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 \$32,000.00 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,  
Richard J. Rogers, Randall J. Rolls, and Donald P. Griswold,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

102481 (10-27,11-3,11-10)

**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

**LEGALS**

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 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 \$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)

**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

**LEGALS**

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)

**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)

**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 Safe Routes to Schools Program Grant Year - E, Contract Number 864-H (C), will be received until December 2, 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 Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on October 31, 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 "C" 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
70	LF	Remove and Replace Storm Drain Inlet Throat
340	SF	Remove and Replace Reinforced Concrete Inlet Top Slabs
120	LF	Six Inch (6") Diameter Polyvinyl Chloride (PVC) Perforated Under drain Pipe or Outlet (Schedule 40)
220	SY	Full Depth Patching
30	SY	Remove and Replace Concrete Intersection Swale
2,550	SY	Remove and Replace Residential Driveway Entrance
6,020	LF	Twelve Inch (12") White Thermoplastic Crosswalk Pavement Striping
500	LF	Twenty Four Inch (24") Wide Thermoplastic Stop Bar
7,250	LF	Remove and Replace Existing Concrete Curb and Gutter
750	LF	Install New Concrete Curb and Gutter
38,500	SF	Remove and Replace Existing Concrete Sidewalk
28,000	SF	Install New Concrete Sidewalk
6,460	SF	Remove and Replace Existing Concrete Handicap Access Ramp
6,120	SF	Install New Concrete Handicap Access Ramp
50	EA	Tree Removal, Twelve Inches to Thirty Inches Diameter (12" – 30" DBH)
30	EA	Tree Planting, Prunus Yedoensis – 2.0 Inch Caliper Minimum
20	EA	Tree Planting, Quercus Phellos – 2.5 Inch Caliper Minimum
27	EA	School Crosswalk Warning Sign

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 "Safe Routes To Schools Program Grant Year - E, Contract No. 864-H (C)."

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 November 15, 2011, at 11:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 6% MBE subcontracting.

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

102506 (10-27,11-3,11-10)