

LEGALS

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

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: CAE 11-21698

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

Case No: CAE 11-21697

ORDER OF PUBLICATION

ORDER OF PUBLICATION

This is to give notice that on the 29th day of August, 2011, a Petition for Guardianship of a Minor Child, GABRIEL EMANUEL PRINCE-HENRY, was filed in the Circuit Court for Prince George's County, Maryland, by TEVIN W. PRINCE, Petitioner, against PORTIA E. ADAMS, birth mother, and JUNIOR EMANUEL HENRY, birth father. The birth mother, PORTIA E. ADAMS, last known address is 7300 18th Avenue, #208, Hyattsville, MD 20873, and the last known address of JUNIOR EMANUEL HENRY, is TRINIDAD TOBAGO. The petition alleges that the birth father's whereabouts are currently known to be TRINIDAD TOBAGO, 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 Montgomery County, Maryland, and has been so for more than one year.

This is to give notice that on the 29th day of August, 2011, a Petition for Guardianship of a Minor Child, FAITH PRECIOUS LEE RIVEARS, was filed in the Circuit Court for Prince George's County, Maryland, by TEVIN W. PRINCE, Petitioner, against PORTIA E. ADAMS, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, PORTIA E. ADAMS, last known address is 7300 18th Avenue, #208, Hyattsville, MD 20873, and the last known address of the UNKNOWN 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 Montgomery County Maryland, and has been so for more than one year.

The relief prayed in the petition CAE11-21698, Guardianship of Minor Child, is that he be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

The relief prayed in the petition CAE11-21697, Guardianship of Minor Child, is that he 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 1st day of November, 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 1st day of December, 2011, giving notice to JUNIOR EMANUEL HENRY, Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 5th day of December, 2011 why the relief requested should not be granted.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 1st day of November, 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 1st day of December, 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 5th day of December, 2011 why the relief requested should not be granted.

MARILYN M. BLAND
CLERK

MARILYN M. BLAND
CLERK

102552 (11-10,11-17,11-24)

102553 (11-10,11-17,11-24)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on December 29, 2011 and will be heard on February 28, 2012. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 59

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

Public Hearings are also scheduled for January 4, 2012 and January 11, 2012 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
October 26, 2011

102532 (11-3,11-10)

Ann M. Gaegler
6309 Baltimore Ave., Suite 201
Riverdale, MD 20737
301-699-0031

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of Pinellas County, Florida appointed John David Solko, whose address is 2517 Estancia Blvd., Clearwater, FL 33761 as the Personal Representative of the Estate of Mary C. Solko who died on January 20, 2011 domiciled in Florida. The Maryland resident agent for service of process is Ann M. Gaegler, whose address is 6309 Baltimore Avenue, Suite 201, Riverdale, MD 20737.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY, MARYLAND.

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative 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 foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

JOHN DAVID SOLKO
FOREIGN PERSONAL
REPRESENTATIVE

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

102520 Estate No. 88818
(11-3,11-10,11-17)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY BARNWELL

Notice is given that Audrey Hyman whose address is 211 Nalley Road, Landover, MD 20785, was on October 26, 2011 appointed personal representative of the small estate of Mary Barnwell, who died on September 25, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills 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.

AUDREY HYMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 88695
102549 (11-10)

NOTICE

BROOKSIDE PARK CONDOMINIUM, INC

vs.

TRINA N. HALL, et al.,

Plaintiff

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-09089

Notice is hereby given this 27th day of October, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 541 Wilson Bridge Drive, #B-2, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Danny Brooks, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of November, 2011; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 28th day of November, 2011; next.

The report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to Deutsche Bank's claim to a senior lien position and the outcome of a pending case filed in the Circuit Court for Prince George's County, Maryland, Deutsche Bank National Trust Company v. Trina N. Hall et al., Case No.: 11-14426 and a possible Federal Tax Lien having an original sum of \$16,019.65, being the highest bid received for the property.

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

True Copy—Test:
Marilynn M. Bland, Clerk

102526 (11-3,11-10,11-17)

NOTICE

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

Plaintiffs

vs.

Robert L. Walters, Lyndel R. Walters aka Lindel R. Walters, Richard Taylor, Anthony O. Gordon, Michelle Watson, Michael Walters and Cherry A. Walters

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-16125

ORDERED, this 3rd day of November, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1902 Red Oak Drive, Hyattsville, Maryland 20783 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 5th day of December, 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 5th day of December, 2011, next.

The report states the amount of sale to be \$170,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

102545 (11-10,11-17,11-24)

NOTICE

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

Plaintiffs

vs.

Felipe S Galvan and
Rosa Ramirez De Galvan

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

Substitute Trustees,
Plaintiffs

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

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

LEGALS

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S12-001	Security Locksmith Services for Department of Corrections	Pre-Bid Conference: 12/1/2011 Opens: 12/15/2011 @ 3:00 p.m.	\$ 5.50
S11-115	Consulting and Technical Services for Prince George's County "EXTENDED"	Pre-Bid Conference: OCCURRED Closing: 11/30/2011 @ 3:00 p.m.	\$ 5.50
S10-064	Ambulance Transportation for Prince George's County "EXTENDED"	Pre-Bid Conference: OCCURRED Closes: 11/28/2011 @ 3:00 P.M.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—
Rushern L. Baker, III
County Executive

102567 (11-10)

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

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

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

Case No: CAE11-22256

Case No: CAE11-21406

ORDER OF PUBLICATION

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

MARILYN M. BLAND
CLERK

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

102510 (10-27,11-3,11-10)

NOTICE

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

Plaintiffs

vs.

Guillermo Romero Perla and
Jose Henry Nieto Santos

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-16556

ORDERED, this 19th day of October, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1828 Metzert Rd, Apt 506, Hyattsville, Maryland 20783 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 \$181,609.21.

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

True Copy—Test:
Marilynn M. Bland, Clerk

102491 (10-27,11-3,11-10)

NOTICE

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

Plaintiffs

vs.

Leonard J Makowski and
Janet R Makowski

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)

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

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

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

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

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 Ibrahim 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)

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

Julius P. Terrell
1455 Pennsylvania Ave., NW
Suite 400
Washington, DC 20004

Susan L. Sanders
1711 P Street, NW
Washington, DC 20036

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FELICIA F. NEUFELD

Notice is given that Marita Dresner, whose address is 3420 29TH Street, NW, Washington, DC, 20008 was on October 24, 2011 appointed personal representative of the estate of Felicia F. Neufeld who died on June 25, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 24th 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.

MARITA DRESNER
Personal Representative

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

Estate No. 88398
102519 (11-3,11-10,11-17)

NOTICE

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

vs. Plaintiffs

Kathleen R. Jones and Freddie L. Jones

Defendants

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

Civil No. CAE 11-02566

ORDERED, this 26th day of October, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8907 Blackbriar Court, 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 28th 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 28th day of November, 2011, next.

The report states the amount of sale to be \$223,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
102522 (11-3,11-10,11-17)

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

NOTICE

BROOKSIDE PARK CONDO-
MINIUM, INC

vs. Plaintiff

SPENCER BECTON

Defendant

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

Case No. CAE 11-16103

Notice is hereby given this 25th day of October, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 546 Wilson Bridge Drive, #D-1, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Danny Brooks, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of November, 2011, next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 28th day of November, 2011, next.

The report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior recorded Deed of Trust, dated January 14, 2006, recorded May 30, 2006, among the Land Records of Prince George's County, in Liber 25203, folio 576, having an original sum of \$80,000.00, being the highest bid received for the property.

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

True Copy—Test:
Marilynn M. Bland, Clerk
102527 (11-3,11-10,11-17)

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

True Copy—Test:
Marilynn M. Bland, Clerk
102521 (11-3,11-10,11-17)

LEGALS

NOTICE

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

Plaintiffs

vs.

Zoe A. Goss

Defendant

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

Civil No. CAE 11-17236

ORDERED, this 26th day of October, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15212 Emily Court, Bowie, Maryland 20716 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 28th 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 28th day of November, 2011, next.

The report states the amount of sale to be \$377,612.60.

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

True Copy—Test:
Marilynn M. Bland, Clerk
102523 (11-3,11-10,11-17)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARCELLA FUELL

Notice is given that Melody J. Harrod, whose address is 4425 Rena Road, #T3, Suitland, MD 20746 was on October 24, 2011 appointed personal representative of the estate of Marcella Fuell, who died on January 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 24th 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.

MELODY J. HARROD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
Estate No. 86813
102518 (11-3,11-10,11-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDSA MACDONALD

Notice is given that Charles R. MacDonald whose address is 2603 Felter Lane, Bowie, MD 20715 was on October 26, 2011 appointed personal representative of the small estate of Lindsa MacDonald who died on September 26, 2011, with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All 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 it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(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.

CHARLES R. MACDONALD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 88819
102546 (11-10)

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)

George E. Krouse
2815 University Boulevard W
Kensington, MD 20895
301-421-9574

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:
**MICHAEL ESTIBAN FRANCO
MARTINEZ**

FOR THE CHANGE OF
NAME TO:
**MICHAEL ESTIBAN ZETINO
FRANCO**

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

Case No. CAE 11-29019

A Petition has been filed to change the name of (Minor Child) Michael Estiban Franco Martinez to Michael Estiban Zetino Franco.

The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102560 (11-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN E. JACKSON

Notice is given that Tomie G. Jackson whose address is 12729 Hillmeade Station Drive, Bowie, MD 20720 was on October 17, 2011 appointed personal representative of the small estate of John E. Jackson who died on September 30, 2011, with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All 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 it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(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.

TOMIE G. JACKSON
Personal Representative

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

Estate No. 88738
102547 (11-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTOINETTE RENEE CHASE

Notice is given that Monique A. Davis whose address is 12105 Woodwind Lane, Bowie, MD 20721 was on September 30, 2011 appointed personal representative of the small estate of Antoinette Renee Chase, who died on May 20, 2008 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.

MONIQUE A. DAVIS
Personal Representative

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

Estate No. 88632
102548 (11-10)

NOTICE

IN THE MATTER OF:
CRYSTAL KO ONWUMBIKO

FOR THE CHANGE OF
NAME TO:
**CRYSTAL K ONWUMBIKO
ARINZE**

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

Case No. CAE 11-30038

A Petition has been filed to change the name of (Minor Child) Crystal Ko Onwumbiko to Crystal K Onwumbiko Arinze.

The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102563 (11-10)

NOTICE

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

Substitute Trustees

vs.
WILL CLAROS
1405 Washington Lane
Fort Washington, MD 20744-2870

and

DORA MEDRANO
1405 Washington Lane
Fort Washington, MD 20744-2870

Defendants

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

Case No. CAE 11-01212

Notice is hereby given this 26th 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 1405 Washington Lane, Fort Washington, MD 20744-2870 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 28th 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 28th day of November, 2011, next.

The Report of Sale states the amount of sale to be Three Hundred Thirteen Thousand and 00/100 Dollars (\$313,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
102525 (11-3,11-10,11-17)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

NOVEMBER 22, 2011

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

TRANSFER

Ashvinkumar R. Patel, Member-Manager, Kyung Sook Chun, Member-Authorized Person for a Class A, Beer, Wine and Liquor License for the use of K.J. LLC, t/a Penn Station Liquors, 5634 Silver Hill Road, District Heights, 20747 transfer from Juen Family, Inc., t/a Penn Station Liquors, Samuel S. Park, President/Secretary/Treasurer.

Cheryl Salmon-Harrington, Owner for a Class B, Beer and Wine License for the use of Tri Unity, LLC, t/a Shortcake Bakery & Café, 4700 Rhode Island Avenue, Hyattsville, 20781 transfer Rhode Island, L.L.C., t/a Rhode Island Reds Café, Christopher Brophy, Operating Manager.

Andre Rashaud Hopson, Authorized Person, Allen Walker Morrison, Authorized Person, Ezetrick Darrell Coleman, Authorized Person for a Class B, Beer, Wine and Liquor License for the use of E2A, LLC, t/a Big Play Sports Grill, 7313 A Baltimore Avenue, College Park, 20740 transfer from Richio, LLC, t/a Vito's Pizzeria, Vito Riccio, Authorized Person/Managing Member.

Marry Nam, Owner for a Class B, Beer, Wine and Liquor License for the use of t/a Iron Castle Inn, 5451 Annapolis Road, Bladensburg, 20710 transfer from t/a Iron Castle Inn, Richard Chungsu Nam, Owner, deceased.

Baljit Kaur, President/Secretary/Treasurer for a Class B+, Beer, Wine and Liquor License for the use of RAJA SAHIB, Inc., t/a Tina's Deli & Liquor, 4901 Annapolis Road, Bladensburg, 20710 transfer from Tina's Liquors, Inc., t/a Tina's Deli, Francisca Lara Gonzalez, President/Secretary/Treasurer.

NEW

Gloria Silvia Pena, Member for a Class B, Beer, Wine and Liquor License for the use of One Hundred Plus Latino Restaurant, LLC, t/a One Hundred Plus Latino Restaurant, 5824-5826 Allentown Way, Camp Springs, 20748.

Azab Mesfin, Owner, Ephrem Meskelu, Owner for a Class B, Beer and Wine License for the use of t/a Rebecca's Ethiopian Café & Cuisine, 7443 Annapolis Road, Landover Hills, 20784.

Zong Jie Chen, President, Shu Wun Zheng, Secretary/Treasurer for a Class B, Beer and Wine License for the use of Shanghai Tokyo Café of College Park Corporation, t/a Shanghai Tokyo Café, 8300 Baltimore Avenue, Suite 102, College Park, 20740.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, November 22, 2011. Additional information may be obtained by contacting the

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

**7807 TEMPLE STREET
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Clyde R. Skeete and Clyde Skeete, dated February 29, 2008 and recorded in Liber 29500, Folio 267 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$393,000.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 29, 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 \$39,500.00 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

102538 (11-10,11-17,11-24)

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

14714 Turner Wootton Parkway, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Christina T Mollett, dated March 28, 2007, and recorded in Liber 27587 at folio 605 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 29, 2011

AT 9:39 AM

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

LOT NUMBERED THIRTY NINE (39) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT FIVE, OAK CREEK CLUB, DEER RUN" AS PER PLAT RECORDED AT PLAT BOOK REP 202, PLAT NO. 98, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 7TH 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 \$78,000.00 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

102543 (11-20,11-17,11-24)

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

**14909 DOWNEY COURT
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Oluwafemi C. Igbere, dated March 3, 2006 and recorded in Liber 25818, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$415,900.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 29, 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 \$39,000.00 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

102540 (11-10,11-17,11-24)

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

3804 Eldbridge Terrace, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Evangeline R Marshall (DECEASED), dated August 20, 2007, and recorded in Liber 28480 at folio 008 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 29, 2011

AT 9:30 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 183 AS SHOWN ON PLAT ENTITLED "PLAT THIRTY THREE COVINGTON", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK VJ 180 AT PLAT 87.

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

102541 (11-20,11-17,11-24)

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

**9016 WIPKEY COURT
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Muhombi B. Mukangu, dated May 26, 2006 and recorded in Liber 25411, Folio 734 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$535,200.00, and an original interest rate of 5.250%, 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 29, 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 \$56,000.00 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

102539 (11-10,11-17,11-24)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1111 TWIN OAK DRIVE
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Theresa Belgrave, dated January 7, 2008 and recorded in Liber 29363, Folio 666 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,124.96, and an original interest rate of 1.220%, 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 29, 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

102537 (11-10,11-17,11-24)

LEGALS

**THE PRINCE GEORGE'S COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

NOTICE OF PUBLIC HEARING

**ON
PROPOSED AMENDMENT TO APPROVED RIVERDALE PARK
MIXED-USE TOWN CENTER ZONE
AND TOWN CENTER DEVELOPMENT PLAN**

Pursuant to the provisions of Article 28 of the Annotated Code of Maryland and the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission (M-NCPPC) hereby gives notice in accordance with Section 27-198.03 that it will hold a public hearing to receive testimony regarding a proposed amendment of the approved Riverdale Park Mixed-Use Town Center (M-U-TC) zone. The application for the amendment, Application A-10018, has been submitted by the owner of the property, Calvert Tract, LLC. The subject property includes approximately 37 acres of land, generally described as being located on the east side of Baltimore Avenue (US Route 1), approximately 1,400 feet north of the intersection of Baltimore Avenue and East-West Highway. The property is also located within Planning Area 68, which includes the municipalities of Brentwood, North Brentwood, Colmar Manor, Cottage City, Edmonston, Hyattsville, Mount Rainier, Riverdale Park, University Park and the unincorporated Avondale community. The amendment proposes to expand the existing M-U-TC zone to include the 37 acre site and to amend the Development Plan, in accordance with Part 3, Division 2, Subdivision 3A of the Prince George's County Zoning Ordinance.

**Thursday, December 15, 2011, 1:00 p.m.
Council Hearing Room, First Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772**

Persons who wish to speak at the hearing may sign up on the day of the hearing. Written comments may be submitted before the hearing to: Elizabeth M. Hewlett, Chairman, Prince George's County Planning Board, 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland, 20772, or by fax to 301-952-5074 or e-mail to PublicAffairs@ppd.mnccppc.org. The record will close immediately upon a vote of action on the case by the Prince George's County Planning Board. For further information, please contact the M-NCPPC Development Review Division at 301-952-3530 or e-mail at Susan.Lareuse@ppd.mnccppc.org

BY ORDER OF THE MARYLAND-NATIONAL
CAPITAL PARK AND PLANNING COMMISSION
By: Patricia Colihan Barney
Executive Director

ATTEST:
Joseph Zimmerman
Secretary-Treasurer

102566 (11-10)

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: CAE11-29024

ORDER OF PUBLICATION

This is to give notice that on the 28th day of October, 2011, a Petition for Guardianship of a Minor Child, JONATHAN JOEL LOPEZ VELASCO, was filed in the Circuit Court for Prince George's County, Maryland, by CARLOS ANTONIO VELASCO, Petitioner, against GLENDA MARICELA VELASCO, birth mother, and JOSE FELICIANO LOPEZ, birth father. The birth mother, GLENDA MARICELA VELASCO, last known address is ROSARIO, CUSCATLAN, EL SALVADOR, 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 CAE11-29024, Guardianship of Minor Child, is that he 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 7th day of November, 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 7th day of December, 2011, giving notice to JOSE FELICIANO LOPEZ, Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 12th day of December, 2011 why the relief requested should not be granted.

MARILYN M. BLAND
CLERK

102574 (11-10,11-17,11-24)

NOTICE

IN THE MATTER OF:
LINDA CAROL JACKSON

FOR THE CHANGE OF
NAME TO:
LYNDA CAROL JACKSON

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-29011

A Petition has been filed to change the name of Linda Carol Jackson to Lynda Carol Jackson.

The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102573 (11-10)

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

LEGALS

LOT# 5725 2001 DODGE Neon-4
Cyl.
VIN# 1B3ES46C21D303169
SON'S AUTO CLINIC, INC
2121 UNIVERSITY BLVD W
SILVER SPRING

LOT# 5726 1999 JEEP Cherokee-6
Cyl.
VIN# 1J4FF28S3XL601299
AA AMERICA
7060 AVIATION BLVD
GLEN BURNIE

LOT# 5727 1999 TOYOTA Camry
VIN# 4T1BG22KXXU897745
BERNIE'S AUTOMOTIVE SER-
VICES, INC
601 D BACK RIVER NECK RD
BALTIMORE

LOT# 5728 2004 NISSAN Sentra-4
Cyl.
VIN# 3N1CB51D24L920357
U-STORE DELTA
6120 LIVINGSTON RD
OXON HILL

LOT# 5729 1995 BMW 5 Series
VIN# WBAHD632XSGK59898
EINSTEIN'S AUTO REPAIR
9102 51ST PLACE
COLLEGE PARK

LOT# 5730 1995 MERCEDES-
BENZ S Class
VIN# WDBGA43E5SA232972
TOP PERFORMANCE CENTER
1111 EAST 25TH ST
BALTIMORE

LOT# 5731 1998 BMW 5 Series
VIN# WBADD5325WBV55150
EINSTEIN'S AUTO REPAIR
9102 51ST PLACE
COLLEGE PARK

LOT# 5732 2004 NISSAN Xterra-V6
VIN# 5N1ED28T34C682599
ALBERT MARTIN
4137 AMOS AVE
BALTIMORE

LOT# 5733 2007 INFINITI QX56-V8
VIN# 5N3AA08C67N801970
AJAY AUTO SERVICES, INC
5000 WABASH AVE #B
BALTIMORE

LOT# 5734 2002 DODGE TRUCK
Grand Caravan-V6
VIN# 1B8GP34322B561481
GENERAL AUTO REPAIR
7408 WESTMORE RD #AA
ROCKVILLE

LOT# 5802B 1967 TARTAN 27FT
MD # 4078BG
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

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

102568 (11-10,11-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONALD NOAH WILSON

Notice is given that Leona Wilson whose address is 12817 Beaverdale Lane, Bowie, MD 20715, was on October 20, 2011 appointed personal representative of the small estate of Donald Noah Wilson, who died on August 2, 2009, without a will.

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

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

LEONA WILSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 88694
102550 (11-10)

MECHANIC'S LIEN SALE

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

**NOVEMBER 19, 2011
AT 10:00 A.M.**

**C. J. MCCRAY INTERNATINAL,
HUNTINGTOWN, MD
2003 DODGE
VIN#: 2B3HD56J3YH149841**

**CARL KELLY, BALTIMORE,
MD
1988 CHEVY
VIN#: 1G1GZ11G8JP108583**

**DOMINIQUE AUTO REPAIR
SHOP CAPITOL HEIGHTS,
MD
1999 TOYOTA
VIN#: 1J4GW68N9XC685134**

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

Terms of Sale—CASH.
Lienor reserves the right to bid.
102570 (11-10,11-17)

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

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

Notice is given that Adriainie P. Thomas whose address is 4725 Brookfield Drive, Suitland, MD 20746, was on October 14, 2011 appointed personal representative of the small estate of Loretta C. Thomas, who died on October 8, 2011, without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills 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.

ADRIAINIE P. THOMAS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 88744
102576 (11-10)

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

IN THE MATTER OF A
PETITION FOR ADOPTION OF
TWO MINOR CHILDREN

Adoption No: CAA11-12986

**NOTICE TO UNKNOWN
FATHER**

To: UNKNOWN BIRTH FATHERS: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA11-12986. All persons who believe themselves to be parents of a male child born on August 10, 1997 in Washington, DC to TRACEY PATRICE GLASGO born March 27, 1970 and UNKNOWN BIRTH FATHER, and a male child born on February 22, 1996, in Washington, DC., to TRACEY PATRICE GLASGO, born March 27, 1970, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area and the Maryland Department of Human Resources, you will have agreed to the permanent loss of your parental rights to this child.

102569 (11-10)

LEGALS

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

**In The Estate Of:
SANDRA VICTORIA WILDER
Estate No.: 87827**

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Leandra Wilder for Judicial Probate of the will with interlineations dated 01/08/2011 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **December 15, 2011 at 9:30 A.M.**

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

102535 (11-3,11-10)

NOTICE

IN THE MATTER OF:
RODNEY ALBERT GREEN

FOR THE CHANGE OF
NAME TO:
ABDUL AQUIL MUHAMMAD

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-19031

A Petition has been filed to change the name of Rodney Albert Green to Abdul Aquil Muhammad. The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102555 (11-10)

NOTICE

IN THE MATTER OF:
OGHENEVWAIRE MUDIAGA-
ERHUEH

FOR THE CHANGE OF
NAME TO:
OGHENEVWAIRE
UGOCHUKWU-OKPARA

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-28058

A Petition has been filed to change the name of Oghenevwaire Mudiaga-Erhueh to Oghenevwaire Ugochukwu-Okpara. The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102557 (11-10)

NOTICE

IN THE MATTER OF:
PETER JOSEPH TIERNAN

FOR THE CHANGE OF
NAME TO:
PETER JOSEPH JOHN TIERNAN

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-29021

A Petition has been filed to change the name of Peter Joseph Tiernan to Peter Joseph John Tiernan. The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102561 (11-10)

NOTICE

IN THE MATTER OF:
BRANDON SCOTT DIXON

FOR THE CHANGE OF
NAME TO:
BRANDON SCOTT SETTLES

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-29455

A Petition has been filed to change the name of (Minor Child) Brandon Scott Dixon to Brandon Scott Settles.

The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102562 (11-10)

NOTICE

IN THE MATTER OF:
SANIEL NATASHA ATKINSON

FOR THE CHANGE OF
NAME TO:
SANIEL N ATKINSON-GRIER

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-30044

A Petition has been filed to change the name of Saniel Natasha Atkinson to Saniel N. Atkinson-Grier.

The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102564 (11-10)

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

**In The Estate Of:
GEORGE GILBERT BLAKE, SR.
Estate No.: 88484**

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Joyce Blake for Judicial Probate of the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **December 13, 2011 at 9:30 A.M.**

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

102534 (11-3,11-10)

NOTICE

IN THE MATTER OF:
JORDAN ZION HARRIS

FOR THE CHANGE OF
NAME TO:
JORDAN ZION
HARRIS-TAYLOR

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-25627

A Petition has been filed to change the name of (Minor Child) Jordan Zion Harris to Jordan Zion Harris-Taylor.

The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102556 (11-10)

NOTICE

IN THE MATTER OF:
KENNETH ALEXANDER
MCRAVIN

FOR THE CHANGE OF
NAME TO:
KENNETH ALEXANDER REESE

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-29018

A Petition has been filed to change the name of Kenneth Alexander McRavin to Kenneth Alexander Reese.

The latest day by which an objection to the Petition may be filed is December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102559 (11-10)

LEGALS

Benjamin J. Woolery, Esq.
5303 West Court Drive
Upper Marlboro, MD 20772
301-627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE E. FAY

Notice is given that Joan R. Fay, whose address is 5426 Woodland Blvd., Oxon Hill, MD 20745 was on November 1, 2011 appointed personal representative of the estate of George E. Fay who died on May 21, 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 1st day of May, 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.

JOAN R. FAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 88863
102578 (11-10,11-17,11-24)

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)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1500 PERNELL COURT
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Lucinda Kenney, dated November 5, 2007 and recorded in Liber 29756, Folio 200 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$229,283.28, and an original interest rate of 1.720%, 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 22, 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 \$25,500.00 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

102511 (11-3,11-10,11-17)

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

5504 HARTFIELD AVENUE
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Relinda Louisy, dated November 30, 2006 and recorded in Liber 26891, Folio 692 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$378,850.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 22, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
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

102512 (11-3,11-10,11-17)

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**THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.**

Improved by premises known as

627 Maury Avenue, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Maria L Johnson aka Maria L Williams, dated April 28, 1988, and recorded in Liber 7008 at folio 110 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 29, 2011
AT 9:36 AM**

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

LOT NUMBERED FOURTEEN (14) IN BLOCK LETTERED "F" IN THE SUBDIVISION KNOWN AS "GLASSMANOR" AS PER PLAT RECORDED IN PLAT BOOK WWW 17, PLAT NUMBERED 55, 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 \$5,000.00 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 8.5% 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

102544 (11-20,11-17,11-24)

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**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 Edmonston Pressure Conduit (Access Vaults), Contract Number 866-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 One Hundred Fifty Dollars (\$150.00) will be charged for the purchase of the contract documents, which are available for review on November 7, 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
1	LS	Construction Stakeout
1	LS	Mobilization
100	CY	Test Pit Excavation
24	LF	15 Inch RCP Class IV
1	EA	Standard WR Inlet Minimum Depth
40	LF	12 Inch Pipe Slope Drain
1,200	LF	Silt Fence
160	LF	Super Silt Fence
2,200	LF	Sediment Removal
160	SY	Stone for Sediment Control
5	EA	Access Vaults
1	LS	Maintenance of Stream Flow
100	SF	Trowel Grade Mortar Repairs-Type 2 Concrete Repair-Contingent Item
100	SF	Trowel Grade Mortar Repairs-Type 1 Concrete Repair-Contingent Item
110	LF	Removal of Existing Steel Pipe Railing
50	LF	Remove and Replace Curb & Gutter
80	LF	8 Foot Black Vinyl Coated Chain Link Fence
25	SY	Placing Furnished Topsoil 6 Inch Depth
150	LG	Temporary Seeding
2,940	SY	Temporary Mulching
5,690	SY	Turfgrass Establishment
1	LS	Heavy Duty Composite Sluice Gate – Outfall
1	LS	Aluminum Catwalk & Railing – Outfall
1	EA	Portable Hydraulic Valve Operator
1	LS	Conduit Video

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 "Edmonston Pressure Conduit (Access Vaults), Contract No. 866-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 18, 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

102516 (11-3,11-10,11-17)

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)

LEGALS**COUNTY COUNCIL HEARINGS**

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

TUESDAY, NOVEMBER 15, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, November 15, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-16-2011 (DR-3) – AN ACT CONCERNING CONTRACTS for the purpose of amending the Code to allow the use of Project Labor Agreements on County constructions projects of \$1,000,000.

CB-17-2011 (DR-3) - AN ACT CONCERNING ECONOMIC DEVELOPMENT AND LOCAL EMPLOYMENT or the purpose of enhancing the County's economic development by creating bidding preferences and participation requirements for County-based businesses and County-based small businesses on certain procurement contracts for goods and services with the County; establishing a First Source Hiring Program; requiring "best efforts" for meeting a certain local hiring percentage goal for positions on certain procurement projects funded by the County, requiring submission of quarterly audit reports, maintaining a first source registry, providing for penalties and exemptions to the program; authorizing the use of Community Benefit Agreements on County assisted developments that receive a public benefit of a value greater than \$3,000,000 with certain exceptions; authorizing Labor Peace Agreements for developments receiving a public benefit of a value greater than \$1,000,000 with certain exceptions; giving priority to County-based Minority Business Enterprises in all Minority Business Enterprise goals for minority contracting and purchasing; requiring subcontracting plans for certain contracts and generally relating to economic development in the County.

CB-21-2011 (DR-3) - AN ACT CONCERNING NOISE CONTROL for the purpose of authorizing the Director of Environment Resources to administer and enforce the County's noise control program, adopting by reference certain provisions of the Maryland Department of Environmental Noise Regulations, providing a standard of measurement of permissible noise levels in a residential area under certain conditions, and providing civil penalties for violations of this section.

CB-29-2011 (DR-2) – AN ORDINANCE CONCERNING DETAILED SITE PLAN AND SPECIFIC DESIGN PLAN APPLICATIONS for the purpose of requiring the Planning Board to refer Detailed Site Plan and Specific Design Plan applications to the Prince George's County Police Department to ensure implementation of the principles of Crime Prevention Through Environmental Design (CPTED), and establishing referral requirements for Specific Design Plan applications.

CB-32-2011 (DR-2) - AN ACT CONCERNING TREES AND VEGETATION - WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE for the purpose of adding or amending certain definitions and otherwise clarifying applicability and certain regulatory requirements of the Woodland and Wildlife Habitat Conservation Ordinance.

CB-33-2011 (DR-2) - AN ACT CONCERNING TREES AND VEGETATION – TREE CANOPY ORDINANCE for the purpose of clarifying applicability requirements, amending regulations, providing certain exemptions, and codifying waiver procedures from requirements of the Tree Canopy Ordinance.

CB-34-2011 (DR-2) - AN ORDINANCE CONCERNING NATURAL RESOURCE INVENTORIES for the purpose of clarifying the definition of Natural Resource Inventory, amending environmental submission requirements and required findings concerning applications for certain zoning map amendments, permits, conceptual site plans, detailed site plans, and clarifying applicability requirements in the Zoning Ordinance. (Zoning Bill)

CB-40-2011(DR-2) - AN ACT CONCERNING PARKING PERMIT AREAS DESIGNATION BY PETITION for the purpose of providing for the provision of parking permit areas designated by petition of the residents; providing for ineligibility within a designated parking permit area; providing for exemptions within a designated parking permit area; providing for the issuance of permits requiring the Prince George's Revenue Authority to promulgate regulations for the administration of parking permit areas by petition; and generally relating to parking permit areas designated by petition.

CB-41-2011 (DR-2) – AN ORDINANCE CONCERNING SITE PLANS – COMPREHENSIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS - MASTER PLANS – REQUIRED REFERRALS for the purpose of requiring the Planning Board to refer Conceptual Site Plan, Detailed Site Plan, Comprehensive Design Plan, Specific Design Plan, and Master Plan proposals to the Prince George's County Health Department for a health impact assessment review identifying the health impacts or implications of proposed development on the community, and establishing referral requirements for Specific Design Plan applications.

CB-43-2011 - AN ACT CONCERNING MINORITY BUSINESS ENTERPRISE CERTIFICATIONS for the purpose of amending provisions of the County Code to allow issuance of minority business enterprise certifications to entities at least fifty-one percent (51%) owned by minority individuals; add Native Americans to the definition of minority individuals; refine the definitions of certain groups identified in the definition of minority individuals; and generally relating to certifications of minority business enterprises and generally relating to certifications of minority business enterprises.

CB-44-2011 (DR-2) - AN ACT CONCERNING CODE OF ETHICS for the purpose of amending the Code of Ethics in order to comply with State law.

CB-48-2011 - AN ACT CONCERNING INTRADEPARTMENTAL TRANSFER OF APPROPRIATIONS AND SUPPLEMENTARY APPROPRIATIONS for the purpose of transferring General Fund Non-Departmental appropriations from Contingencies to Grants and Transfer Payments in order to provide funds for a transfer to the Special Revenue Fund for Economic Development Incentive and declaring additional revenue and appropriating to the Internal Service Fund and Special Revenue Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2012 Budget.

CB-49-2011 (DR-2) – AN ORDINANCE CONCERNING VIDEO LOTTERY FACILITIES for the purpose of prohibiting video lottery facilities in Prince George's County.

CB-51-2011 (DR-2) - AN ORDINANCE CONCERNING CAR SHARING – MIXED USED AND OVERLAY ZONES – PARKING INCENTIVES for the purpose of providing incentives for car sharing facilities in the Mixed Use, Transit District, and Development District Overlay Zones.

CB-53-2011 (DR-2) – AN ORDINANCE CONCERNING THE TRANSIT DISTRICT OVERLAY ZONE for the purpose of amending the regulations for the Transit District Overlay Zone to include adequate public facilities review under certain circumstances.

CB-55-2011 - AN ORDINANCE CONCERNING NURSING OR CARE HOMES for the purpose of allowing Nursing or Care Homes in the R-80 Zone under certain circumstances.

CB-56-2011 (DR-3) - AN ORDINANCE CONCERNING USE AND OCCUPANCY PERMITS for the purpose of amending the definitions, and amending the requirements, for certain commercial or industrial uses in Commercial and Industrial Zones.

CB-57-2011 (DR-2) – AN ACT CONCERNING CODE ENFORCEMENT AND PENALTIES for the purpose of making amendments to certain code enforcement provisions related to violations, fines and appeals in the County; and generally relating to code enforcement.

CB-58-2011 (DR-2) – AN ACT CONCERNING VACANT RESIDENTIAL AND COMMERCIAL PROPERTY MAINTENANCE for the purpose of amending registration requirements; providing maintenance standards for residential and commercial property subject to foreclosure; providing for enforcement by the Department of

LEGALS

Environmental Resources; and generally relating to maintenance of foreclosed property.

CB-61-2011 (DR-2) – AN ACT CONCERNING PROSTITUTION FREE ZONES for the purpose of establishing Prostitution Free Zone and enforcement provisions.

CB-62-2011 - AN ORDINANCE CONCERNING COMMERCIAL ZONES - DEPARTMENT OR VARIETY STORES for the purpose of amending the maximum permitted gross floor area for Department or Variety Stores.

CB-63-2011 (DR-2) - AN ORDINANCE CONCERNING ZONING CODE ENFORCEMENT AND PENALTIES for the purpose of making amendments to certain code enforcement provisions related to violations, fines and appeals in the County; and generally relating to zoning code enforcement.

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

102514 (11-3,11-10)

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, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

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

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

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

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
Substitute Trustees

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

**THE PRINCE
GEORGE'S
POST
Call
301-627-0900
Fax
301-627-6260**

NOTICE

IN THE MATTER OF:
MEGHAN ALYSSA ALGER

FOR THE CHANGE OF
NAME TO:
MEGHAN ALYSSA ROSE

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-28759

A Petition has been filed to
change the name of Meghan Alyssa
Alger to Meghan Alyssa Rose.

The latest day by which an objection
to the Petition may be filed is
December 2, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
102558 (11-10)