

LEGALS

LEGALS

LEGALS

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)

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)

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)

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. 88743
102517 (11-3,11-10,11-17)

NOTICE

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

Substitute Trustees

vs.
REGENA V. BULLOCK
2301 Romney Court
Hyattsville, MD 20785-3426

Defendant

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

Case No. CAE 11-15679

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 2301 Romney Court, Hyattsville, MD 20785-3426 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 Forty One Thousand Five Hundred and 00/100 Dollars (\$41,500.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
102524 (11-3,11-10,11-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
Raylene Sage
Daniel Sage
7200 Old Sandy Spring Road
Laurel, MD 20707

Defendants

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

Case No. CAE 10-27274

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 mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of 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 28th day of November, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$418,834.99. The property sold herein is known as 7200 Old Sandy Spring Road, Laurel, MD 20707.

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)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEATRICE L. PRINCE

Notice is given that Barbara Prince, whose address is 1000 Cedar Heights Drive, Capitol Heights, MD 20743 was on September 28, 2011 appointed personal representative of the estate of Beatrice L. Prince, who died on September 19, 1990 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 28th day of March, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

BARBARA PRINCE
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

Plaintiffs

vs.
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 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 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**

Plaintiff

vs.
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)

NOTICE

**BROOKSIDE PARK CONDO-
MINIUM, INC**

Plaintiff

vs.
TRINA N. HALL, et al.,

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 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)

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 11-21697

ORDER OF PUBLICATION

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 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 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 petitioner 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 CAE11-21697, 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 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

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

NOTICE

**JEREMY K. FISHMAN
SAMUEL D. WILLIAMOWSKY**
401 North Washington Street
Suite 550
Rockville, Maryland 20850

Substitute Trustees

vs.
ESTATE OF LAWRENCE EASTER,
PERSONAL REPRESENTATIVE
ERICA T. DAVIS RUTH
607 Larchmont Avenue
Capitol Heights, MD 20743-2840

and
LORRAINE EASTER, DECEASED
607 Larchmont Avenue
Capitol Heights, MD 20743-2840

Defendants

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

Case No. CAE 11-18290

Notice is hereby given this 3rd day of November, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 607 Larchmont Avenue, Capitol Heights, MD 20743-2840 made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, Substitute Trustees, will 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 of Sale states the amount of sale to be Fifty Seven Thousand and 00/100 Dollars (\$57,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
102565 (11-10,11-17,11-24)

NOTICE

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

LEGALS

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)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on November 28th, 2011. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

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

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

LOT# 5689 2002 MERCURY Mountaineer-V6
VIN# 4M2DU86E02UJ01620
V & R AUTOBODY & MECHANIC, INC
8521 WALKER MILL RD
CAPITOL HEIGHTS

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

LOT# 5711A 1980 SEARAY 260 WEEKENDER 26FT MD# 9083CB
PIER SEVEN LIMITED
PARTNERSHIP
48 SOUTH RIVER RD SOUTH
EDGEWATER

LOT# 5721 1998 PONTIAC Bonneville-V6
VIN# 1G2HX52K1WH221406
BOB BELL OF ESSEX
1 KANE STREET
BALTIMORE

LOT# 5722 2004 CHEVROLET TRUCK Suburban-V8
VIN# 3GNFK16T14G116280
BOB BELL OF ESSEX
1 KANE STREET
BALTIMORE

LOT# 5723 1995 DODGE TRUCK Ram Van 3500-V8
VIN# 2B6KB31Z7SK559598
COMMERCIAL AUTO BODY
POB 90/22824 SHILOH CHURCH RD
BOYDS

LOT# 5724 1996 PONTIAC Firebird-V8
VIN# 2G2FV22P3T2213212
COMMERCIAL AUTO BODY
POB 90/22824 SHILOH CHURCH RD
BOYDS

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 SERVICES, 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)

NOTICE

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

Substitute Trustees,
Plaintiffs
v.
Michael Charles Coffren
Lynn Marie Coffren
302 Biddle Road
Accokeek, MD 20607
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-16510

Notice is hereby given this 14th day of November, 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 14th day of December, 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 14th day of December, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$161,853.65. The property sold herein is known as 302 Biddle Road, Accokeek, MD 20607.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
102598 (11-17,11-24,12-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARVIN JOHN HEIGH**

Notice is given that Antoine Heigh whose address is 3516 Pinevale Avenue, Forestville, MD 20747 was on September 20, 2011 appointed personal representative of the estate of Marvin John Heigh who died on September 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 20th day of March, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

ANTOINE HEIGH
Personal Representative

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

Estate No.88540
102605 (11-17,11-24,12-1)

Erica T. Davis Ruth
401 N. Washington St., Ste 550
Rockville, MD 20850
301-738-7685

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **TAWANDA HACKLEY**

Notice is given that Equilla Thompson and Danielle Thompson whose address is 6314 Tuckerman Street, Riverdale, MD 20737 was on November 3, 2011 appointed co-personal representatives of the estate of Tawanda Hackley who died on October 15, 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 co-personal representatives 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 3rd day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives 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.

EQUILLA THOMPSON
DANIELLE THOMPSON
Co-Personal Representatives

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

Estate No.88870
102606 (11-17,11-24,12-1)

NOTICE

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

Plaintiffs
vs.
Keith Neclos and
Sylvia Jones-Neclos
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-17806

ORDERED, this 14th day of November, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5902 Middleton Lane, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th 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 14th day of December, 2011, next.

The report states the amount of sale to be \$390,562.94.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
102599 (11-17,11-24,12-1)

LEGALS

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: CAE11-25509

ORDER OF PUBLICATION

This is to give notice that on the 29th day of September, 2011, a Petition for Guardianship of a Minor Child, FAITH MALIKA JOHNSON, was filed in the Circuit Court for Prince George's County, Maryland, by FANNIE M. ALFORD, Petitioner, against MONICA ELITA JOHNSON, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, MONICA ELITA JOHNSON, is deceased and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The 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 CAE11-25509, 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 14th 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 14th day of December, 2011, giving notice to the UNKNOWN BIRTH FATHER, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 19th day of December, 2011 why the relief requested should not be granted.

MARILYN M. BLAND
CLERK

102593 (11-17,11-24,12-1)

Benjamin J. Woolery, Esquire
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 W. KROMER, JR.**

Notice is given that Joyce Gregory whose address is 14402 Baden Westwood Road, Brandywine, Maryland 20613 and Lorrie Hinkle whose address is 7640 Kinder Road, Laurel, MD 20723 was on November 3, 2011 appointed co-personal representatives of the estate of George W. Kromer, Jr. who died on September 20, 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 co-personal representatives 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 3rd day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives 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.

JOYCE GREGORY
LORRIE HINKLE
Co-Personal Representatives

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

Estate No.88890
102607 (11-17,11-24,12-1)

The Prince George's Post Newspaper Call 301-627-0900 Fax 301-627-6260

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BERNELL M. SMITH**

Notice is given that Nancy S. Smith, whose address is 7009 Calvin Court, Fort Washington, MD 20744 was on October 24, 2011 appointed personal representative of the estate of Bernell M. Smith who died on March 21, 2010 with a will.

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

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 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.

NANCY S. SMITH
Personal Representative

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

Estate No. 88321
102577 (11-10-11-17,11-24)

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 4411 Romlon Street #102, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Nicholas T Rapisardi, dated August 31, 1988, and recorded in Liber 7078 at folio 134 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 9:33 AM

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

CONDOMINIUM UNIT NO. 102, PHASE 1, BUILDING NO. 6 AND BEING PART OF PREMISES 4411 ROMLON STREET IN MONTEPELLIER VILLAGE CONDOMINIUM, RECORDED SEPTEMBER 18, 1980 IN LIBER 5308 FOLIO 382, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND THE BY-LAWS OF THE MONTEPELLIER VILLAGE CONDOMINIUM RELATING THERETO, AND PURSUANT IN THE APPROPRIATE PLATS RECORDED IN PLAT BOOK 107 AT PLAT 40 THROUGH 63, BOTH INCLUSIVE, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

BEING LOTS 1 THROUGH 5, INCLUSIVE, IN BLOCK 9, LOT 1 THROUGH 19, INCLUSIVE IN BLOCK 10, PARTS OF ROMLON STREET, ROMLON PLACE AND 45TH AVENUE, AS SHOWN AS A PLAT OF SUBDIVISION ENTITLED "CHESTNUT HILLS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK BB 14 AT PLAT NO. 24, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, SAID PARTS OF ROMLON STREET, ROMLON PLACE AND 45TH AVENUE, HAVING BEEN ABANDONED BY CIRCUIT COURT OF PRINCE GEORGE'S COUNTY, MARYLAND BY EQUITY PROCEEDINGS NO. C-430 AND C-56.

SUBJECT TO THE EASEMENTS AND COVENANTS AS CREATED BY DECLARATION OF EASEMENTS AND COVENANTS, DATED SEPTEMBER 8, 1980 AND RECORDED SEPTEMBER 18, 1980 IN LIBER 5308 FOLIO 372, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

TOGETHER WITH ALL OF THE APPURTENANCES INCIDENT TO SAID UNIT, AS CONTAINED IN SAID DECLARATION OF CONDOMINIUM.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 8.25% 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

102542 (11-10,11-17,11-24)

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: CAE11-18802

ORDER OF PUBLICATION

This is to give notice that on the 5th day of August, 2011, a Petition for Guardianship of a Minor Child, JANIYA RENEE INGRAM, was filed in the Circuit Court for Prince George's County, Maryland, by TANYA R. THOMAS, Petitioner, against YVETTE MARIA INGRAM, birth mother, and JASON A THOMAS, birth father. The last known address of the birth father is 1503 Kempa Court, Upper Marlboro, MD 20774 and the last known address of the birth mother is 2907 DENVER STREET, S.E., WASHINGTON, DC. The petition alleges that the birth mother's whereabouts are currently unknown and that they have made attempts to locate the birth mother 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 CAE11-18802, 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 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 YVETTE M. INGRAM, Birth Mother, the object and substance of the Petition and warning her 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

102575 (11-10,11-17,11-24)

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

**8115 STEVE DRIVE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Lavita P. Evans and William A. Mahoney, dated December 15, 2006 and recorded in Liber 026685, Folio 0344 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,350.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 6, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

102589 (11-17,11-24,12-1)

**THE PRINCE
GEORGE'S POST**

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FAX 301-627-6260

LEGALS, EDITORIALS AND

CALENDAR

EMAIL: PGPOST@GMAIL.COM

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
S10-064	Ambulance Transportation for Prince George's County "EXTENDED"	Pre-Bid Conference: OCCURRED Closes: 12/2/2011 @ 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

102592 (11-17)

LEGALS

Law Offices

**AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

3624 Key Turn Street, District Heights, MD 20747

By virtue of the power and authority contained in a Deed of Trust from KEVIN M. BROWN, dated May 13, 2008 and recorded in Liber 31970 at Folio 241 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, DECEMBER 2, 2011
AT 12:00 NOON**

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

BEING KNOWN AND DESIGNATED AS LOTS NUMBERED THIRTY (30), IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT ONE, KEYSTONE MANOR," AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK NLP 99, PLAT 41, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. SAID PROPERTY BEING IN THE 6TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS; 3624 KEY TURN, DISTRICT HEIGHTS, MD, 20747. THE TAX ID BEING KNOWN AS: 06-0599654.

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

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE USA

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
and ERICA T. DAVIS RUTH**

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

102579 (11-17,11-24,12-1)

LEGALS

PUBLIC NOTICE

**ADVISEMENT TO USE
UNSPENT COMMUNITY DEVELOPMENT BLOCK
GRANT FUNDS
PROGRAM YEAR: 35**

The Prince George's County Housing and Community Development's AdviseMENT to the use of unspent Community Development Block Grant (CDBG) funds from Program Year 35 is now available for the general public.

On November 5, 2010 the County Resolution (CR-96-2010) was adopted. The purpose of this resolution was to amend the Prince George's County Fiscal Year (FY) 2011 Annual Action Plan (AAP) for Housing and Community Development to reprogram, restructure and approve CDBG and Community Development Block Grant Recovery (CDBG-R) activities related to housing and community development.

According to CR-96-2010, Laurel Advocacy Referral Services (LARS), Inc was one of the receiving agencies and a total of \$175,000 in CDBG funds was to be transferred from existing activities to support their project.

However, during the CDBG reprogramming implementation process, it was discovered that only \$139,427.96 of the total award amount is available, leaving a remainder of \$35,572.04 to fully fund this project.

In an effort to rectify the problem, DHCD proposed to use its remaining Planning and Administration from Program Year 35 to offset the remaining balance of \$35,572.04 to fully fund this project. **None of the approved CDBG sub-recipient funding amounts changed.**

For more information, please contact Ms. Shirley E. Grant, CPD Administrator at 301-883-5540 or 301-883-5570.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Eric C. Brown, Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Date: November 10, 2011

102588 (11-17)

LEGALS

Law Offices

**AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

2943 Charred Wood Court, District Heights, MD 20747

By virtue of the power and authority contained in a Deed of Trust from GILBERT CLAYTON SHAW, III AKA GILBERT C. SHAW, III and KIM RENEE SHAW AKA KIM R. SHAW, dated April 25, 2007 and recorded in Liber 27819 at Folio 010 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, DECEMBER 2, 2011
AT 12:05 PM.**

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

LOT NUMBERED EIGHTY-SIX (86), IN BLOCK LETTERED "A." IN THE SUBDIVISION KNOWN AS "PLAT TWO, ROYAL PLAZA," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 153, AT PLAT 40.

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

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
and ERICA T. DAVIS RUTH**

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

102584 (11-17,11-24,12-1)

**THE PRINCE GEORGE'S
POST
NEWSPAPER**

Call 301-627-0900

NOTICE TO CONTRACTORS

** MANDATORY SUBCONTRACTING: This bid requires twenty percent (20%) subcontracting to a Prince George's County Certified Minority in accordance with Subtitle 10A-136 of the Prince George's County Government Procurement Regulations and Law:

The Prince George's County, Maryland Office of Central Services is requesting bids on the following project:

Request to Bid No.: **11-0003**; Project No.: **OCs 11-0003 Rough Grading for the District VII Police Station.**

APPROXIMATE COST: \$ N/A
ARCHITECT/ENGINEER: Arel Architects, Inc.
NON-REFUNDABLE SPEC. FEES: \$55.00
DRAWING/SPECIFICATIONS AVAILABLE: November 17, 2011 at 2:00 p.m.
*PRE-BID CONFERENCE: December 5, 2011 at 10:00 a.m. at 3415 N. Forestedge Road Forestville, MD 20747.
*BID PRICE RESPONSE DUE DATE: December 27, 2011 at 3:00 p.m.
PROJECT MANAGER: Tom Barton PHONE: 301-817-4360

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Office of Central Services/Contract Administration and Procurement Division, 1400 McCormick Drive, Suite 200, Largo, Maryland 20774 during the hours of 8:00 a.m. - 5:00 p.m. EST **ONLY**. ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to Prince George's County. **Contractors desiring more than three (3) copies, please call in advance to order the desired number of copies.**

Interested Bidders may review the plans, specifications, and other contractual documents at the address listed above on or after **November 17, 2011.**

Contractors interested in submitting a bid on the project listed above should direct inquire to Alicia Proctor. Bids shall be received at the Office of Central Services/Contract Administration and Procurement Division on the date and time shown. For further information, telephone Alicia Proctor (301) 883-6448 or email at amproctor@co.pg.md.us.

By Authority of
Rushern L. Baker III
County Executive
Prince George's County, Maryland

102591 (11-17)

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**15210 EMORY COURT
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Yolanda R. Oliver, dated January 10, 2005 and recorded in Liber 21347, Folio 193 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 4.812%, 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 **DECEMBER 6, 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

102585 (11-17,11-24,12-1)

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7414 JEFFERSON STREET
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from David R. Embody, dated August 24, 2007 and recorded in Liber 28829, Folio 383 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,000.00, and an original interest rate of 7.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to 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 **DECEMBER 6, 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

102586 (11-17,11-24,12-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
12511 Hillmeade Station Drive, Bowie, Maryland 20720**

By virtue of the power and authority contained in a Deed of Trust from Jalahn N Wellington and Dawn L Wellington, dated February 8, 2006, and recorded in Liber 24850 at folio 431 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

DECEMBER 6, 2011

AT 9:00 AM

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

LOT NUMBERED 81, IN BLOCK LETTERED "A" AS SHOWN ON A PLAT ENTITLED "PLAT THREE, HILLMEADE STATION," WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 119, FOLIO 97.

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 \$43,000.00 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

102581 (11-17,11-24,12-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
15513 Gideon Gilpin Street, Brandywine, Maryland 20613**

By virtue of the power and authority contained in a Deed of Trust from Tiffany King, dated September 22, 2006, and recorded in Liber 27623 at folio 142 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

DECEMBER 6, 2011

AT 9:03 AM

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

LOT NUMBERED ONE HUNDRED TWENTY EIGHT (128), IN BLOCK LETTERD "E", IN THE SUBDIVISION KNOWN AS "PLAT OF CORRECTION, PLAT SIX, MCKENDREE VILLAGE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND, IN PLAT BOOK REP 197, AT PLAT 16; BEING IN THE 11TH 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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

102582 (11-17,11-24,12-1)

The Prince George's Post Newspaper Wishes Everyone a Safe Weekend

REMEMBER

DON'T

DRINK AND

DRIVE!

CALL:

301-627-0900

FAX:

301-627-6260

LEGALS

LEGALS

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on December 5th, 2011. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 5735 2002 MERCEDES-BENZ C Class
VIN# WDBRF61J52E006235
AMERI BENZ AUTO SERVICE
4507 UPSHUR ST
BLADENSBURG

LOT# 5736 1998 PLYMOUTH Breeze-4 Cyl.
VIN# 1P3EJ46C4WN193986
C & A SALISBURY INC/ TRK & CAR REPAIR
828 S SALISBURY BLVD
SALISBURY

LOT# 5737 2003 KIA Rio-4 Cyl.
VIN# KNADC125563232468
C & A SALISBURY INC/ TRK & CAR REPAIR
828 S SALISBURY BLVD
SALISBURY

LOT# 5738 2003 INTERNATIONAL 4300
VIN# 1HTMMAAMX3H570321
GENERAL AUTO SERVICE
4513 BALTIMORE AVENUE
BLADENSBURG

LOT# 5739 2003 FORD F650
VIN# 3FDNX65YX3MB00218
GENERAL AUTO SERVICE
4513 BALTIMORE AVENUE
BLADENSBURG

LOT# 5740 2006 INTERNATIONAL 4300
VIN# 1HTMMAAM16H344706
GENERAL AUTO SERVICE, INC
4635 BALTIMORE AVE
HYATTSVILLE

LOT# 5743 1997 FORD TRUCK Ranger-V6
VIN# 1FTDR15U4VTA58157
RON'S RODS
6724 SUNSHINE AVE
KINGSVILLE

LOT# 5744 2007 CHEVROLET Cobalt-L4
VIN# 1G1AP18PO77162177
JASON PENROD (PROP)
22631 PARKVIEW DR
CALIFORNIA

LOT# 5806 2003 BUICK Century Custom-V6
VIN# 2G4WS52J231266387
KENT ISLAND SHELL
101 CASTLE MARINA SHELL
CHESTER

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

102590 (11-17,11-24)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

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

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

And

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

And

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

And

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

And
t/a Club Elite Nightclub & Restaurant
Class B, Beer, Wine and Liquor
Out At Night, Inc.
3285 Brinkley Road
Temple Hills, 20748

And

t/a Ebony Inn
Class B, Beer, Wine and Liquor
King Oak Enterprise, Inc.
5367 Sheriff Road
Fairmont Heights, 20743

And

t/a El Charro Restaurant
Class B, Beer, Wine and Liquor
HH & B Inc.
933 Fairlawn Avenue
Laurel, 20707

And

t/a El Tapatio Mexican Restaurant
Class B, Beer, Wine and Liquor
El Tapatio, Inc
4309 Kenilworth Avenue
Bladensburg, 20710

And

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

And

t/a Game Room & Grill
Class B, Beer, Wine and Liquor
JHC Restaurant, Inc.
731 Cady Drive
Fort Washington, 20744

And

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

And

t/a Karma Restaurant & Lounge
Class B, Beer, Wine and Liquor
Karma Associates, LLC
800 G Shoppers Way
Largo, 20774

And

t/a Legend Restaurant
Class B, Beer, Wine and Liquor
Schwapp & Chu, Inc.
3225 Naylor Road
Temple Hills, 20748

And

t/a Martini's Restaurant & Lounge
Class B, Beer, Wine and Liquor
Up At Night, LLC
725 Cady Drive
Fort Washington, 20744

And

t/a Mile High
Class B+, Beer, Wine and Liquor
KO-ME, LLC
6420 Aaron Lane
Clinton, 20735

And

t/a Moose Creek Steakhouse
Class B, BH, Beer, Wine and Liquor
Op Rock College Park Beverages, LLC
10000 Baltimore Avenue
College Park, 20740

And

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

And

t/a Rio Restaurant and Lounge
Class B, Beer, Wine and Liquor
Rio Sports Enterprises, Inc.
13501 Baltimore Avenue
Laurel, 20707

And

t/a Sahara Oasis
Class B, Beer, Wine and Liquor
Bromart, LLC
3070 Hamilton Street
Hyattsville, 20782

And

t/a Sapphire Restaurant
Class B, Beer, Wine and Liquor
Shree Om, Inc.
13308 Laurel Bowie Road
Laurel, 20708

And

t/a Sportsman Pub
Class B, Beer, Wine and Liquor
Penguin Liquors
116 Washington Blvd. South
Laurel, 20707

A Public Hearing will be held on:

December 7, 2011
6:00 p.m.
County Service Building
5012 Rhode Island Avenue
Hearing Room 200
Hyattsville, Maryland 20781

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

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

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

102580 (11-17,11-24)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUANITA DAVIS

Notice is given that Jeffphine Davis Dawson whose address is 1800 Palmer Road, Apt. 332, Fort Washington, MD 20744, was on November 4, 2011 appointed personal representative of the small estate of Juanita Davis who died on October 14, 2011 without a will.

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

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

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

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

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

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

JEFFPHINE DAVIS DAWSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 88897
102609 (11-17)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAYMOND DEPAUL ANDERSON

Notice is given that Aisha Anderson whose address is 1815 Fenwood Avenue, Oxon Hill, MD 20745 and Amecia Anderson whose address is 5210 Haras Place, #A4, Fort Washington, MD 20744 was on November 4, 2011 appointed co-personal representatives of the estate of Raymond DePaul Anderson who died on October 31, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives 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.

AISHA ANDERSON
AMECIA ANDERSON
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 88904
102608 (11-17,11-24,12-1)

ORDER OF PUBLICATION

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

Plaintiffs

v.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

and

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

Defendants

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

PROPERTY DESCRIPTION

All that property described as Lot
Numbered Forty (40), in the subdivi-
sion known as "Lots 38-42, Parcel
'A' TOWNSEND, (being a re-subdivi-
sion of Lot 29)" per plat of subdivi-
sion recorded in the Land
Records of Prince George's County,
Maryland, in Plat Book REP 206 at
plat 51. Being a portion of the
property described in deed con-
veyance to Dangerfield Ventures,
LLC, recorded in Liber 23356 at
folio 636 among the Land Records
of Prince George's County,
Maryland. Having the street
address of 8601 Deborah Street,
Clinton, MD 20735. Tax ID No. 09-
3672s623.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CAE 11-27435**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
property situated and lying in
Prince George's County, Maryland,
which was sold by the Collector of
Taxes for Prince George's County to
the Plaintiff at the 2010 County tax
sale.

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

It is thereupon this 9th day of
November, 2011, by the Circuit
Court for Prince George's County,
Maryland,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George's County, Maryland, once a
week for three (3) successive
weeks, warning all persons inter-
ested in the said property to be and
appear in this Court by the 2nd day
of December, 2011, and redeem the
aforesaid property and answer the
Complaint, or thereafter a Final
Order will be rendered foreclosing
all rights of redemption in the
property, and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
102596 (11-17,11-24,12-1)

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: CAE11-21821

ORDER OF PUBLICATION

This is to give notice that on the
30th day of August, 2011, a Petition
for Guardianship of a Minor Child,
EVAN ALLEN PAYTON, was filed in
the Circuit Court for Prince
George's County, Maryland, by
KAPAUL LEE DRIVER and SHER-
RITA LASHAE DRIVER,
Petitioners, against REBECCA L.
BARDWELL, birth mother, and
WALTER EDWARD PAYTON,
birth father. The birth mother,
REBECCA L. BARDWELL, last
known address is 10906 REAL
SHORT ROAD, THONOTOSAS-
SA, FL 33592, The last known
address of the birth father, WAL-
TER EDWARD PAYTON, 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 unsuccess-
ful. 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
CAE11-21821, Guardianship of
Minor Child, is that they 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 14th 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 14th day of December, 2011,
giving notice to the CAMARA
AMINATA, birth mother, the object
and substance of the Petition and
warning her to show cause, if any
there may be, on or before the 19th
day of December, 2011 why the
relief requested should not be
granted.

MARILYN M. BLAND
CLERK

102595 (11-17,11-24,12-1)

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: CAE11-20568

ORDER OF PUBLICATION

This is to give notice that on the
18th day of August, 2011, a Petition
for Guardianship of a Minor Child,
HADJA AMINA SANKHON, was
filed in the Circuit Court for Prince
George's County, Maryland, by
DEMÉTRIUS JUAN HENDRICKS
and ROUGIUATOU HENDRICKS,
Petitioners, against CAMARA
AMINATA, birth mother, and
SANKHON M'BEMBALAYE,
birth father. The birth mother,
CAMARA AMINATA last known
address is unknown and her
whereabouts are unknown. The last
known address of the birth father is
Avenue des Combatants 7, 4540
AMPAIN. The petition alleges that
the birth mother's whereabouts are
currently unknown and that they
have made attempts to locate the
birth mother and have been unsuccess-
ful. 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
CAE11-20568, Guardianship of
Minor Child, is that they 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 14th 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 14th day of December, 2011,
giving notice to the CAMARA
AMINATA, birth mother, the object
and substance of the Petition and
warning her to show cause, if any
there may be, on or before the 19th
day of December, 2011 why the
relief requested should not be
granted.

MARILYN M. BLAND
CLERK

102594 (11-17,11-24,12-1)

The
Prince
George's
Post
Call
301-627-0900
or
Fax
301-627-6260

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)

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
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 14508 Dolbrook Lane, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Lenita McLaughlin aka Lenita McBryde and Vernon McBryde, dated September 24, 2007, and recorded in Liber 30410 at folio 315 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

DECEMBER 6, 2011 AT 9:06 AM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

102583 (11-17,11-24,12-1)

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

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 **Storm Drain Pipe Replacement Program – Phase II, Contract Number 868-H (D)**, will be received until December 16, 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 November 21, 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 "D" 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
3,000	LF	Reinforced Concrete Pipe, Class IV (Various Sizes)
2,100	LF	Heavy Duty Polyethylene (HDPE) Pipe (Various Sizes)
400	LF	Corrugated Metal Pipe (Various Sizes)
16	EA	Concrete End Sections (Various Sizes)
50	EA	Heavy Duty Polyethylene End Sections (Various Sizes)
50	LF	Corrugated Metal End Sections (Various Sizes)
1,100	LF	Removal of Existing Drainage Pipes (Various Types or Sizes)
32	EA	Standard Storm Drain Inlets (Various Types)
8	EA	Standard Concrete Manholes (Various Sizes)
21	EA	Concrete End Walls (Various Types)
26	EA	Removal of Existing Drainage Structures (Various Types)
1,000	LF	Perforated HDPE Underdrain (Various Sizes)
1,000	LF	Non-Perforated HDPE Underdrain (Various Sizes)
300	SY	Stone Rip Rap Types I, II,II
100	SF	Brick Masonry for Drainage Structures
400	TON	Hot Mix Asphalt Superpave 9.5 or 12.5mm PG 64-22
200	SY	Full Depth Patching
200	SY	Concrete Intersection Swale or Driveway Entrances
1,000	LF	Pavement Markings
1,000	SF	Concrete Sidewalk
750	LF	Standard Concrete Curb and Gutter
200	LF	Galvanized Chain Link fence
5,000	SY	Topsoil, Seeding, Mulching or Sodding
400	SY	Soil Stabilization Matting Types A or B
40	EA	Install New Landscaping Tress (Various Types)
30	EA	Removal of Existing Trees (Various Sizes)

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 "Storm Drain Pipe Replacement Program – Phase II" Contract No. 868-H (D).

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 December 2, 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 20% MBE subcontracting.

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

102587 (11-17,11-24,12-1)

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