

LEGALS

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

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

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

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

Case No: CAE 11-21698

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, GABRIEL EMANUEL PRINCE-HENRY, was filed in the Circuit Court for Prince George's County, Maryland, by TEVIN W. PRINCE, Petitioner, against PORTIA E. ADAMS, birth mother, and JUNIOR EMANUEL HENRY, birth father. The birth mother, PORTIA E. ADAMS, last known address is 7300 18th Avenue, #208, Hyattsville, MD 20873, and the last known address of JUNIOR EMANUEL HENRY, is TRINIDAD TOBAGO. The petition alleges that the birth father's whereabouts are currently known to be TRINIDAD TOBAGO, and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Montgomery County, Maryland, and has been so for more than one year.

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

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 1st day of November, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 1st day of December, 2011, giving notice to JUNIOR EMANUEL HENRY, Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 5th day of December, 2011 why the relief requested should not be granted.

MARILYN M. BLAND
CLERK

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

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

IN THE MATTER OF:
CHIBUEZE ONWUKA
IKENNA ONWUKA

FOR THE CHANGE OF
NAME TO:
CHIBUEZE EGHOSA ONWUKA
IKENNA JORDAN ONWUKA

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-27335

A Petition has been filed to change the name of (Minor Children) Chibueze Onwuka to Chibueze Eghosa Onwuka and Ikenna Onwuka to Ikenna Jordan Onwuka.

The latest day by which an objection to the Petition may be filed is December 13, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland

102602 (11-24)

LEGALS**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)

**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 Big Daddy's Barbeque &
Discount Liquors
Class B+, Beer, Wine and
Liquor
Big Daddy's Barbeque and
Discount Liquors, LLC
9430 Annapolis Road
Lanham, 20706

And

t/a Cococabana
Class B, Beer, Wine and Liquor
Cocody, Inc.
2031 A University Blvd.
Hyattsville, 20783

And

t/a Crossroad's
Class B, Beer, Wine and Liquor
BDG Associates of Maryland,
Inc.
4103 Baltimore Avenue
Bladensburg, 20710

And

t/a Crystal's
Class B, Beer, Wine and Liquor
Crystal LLC
1401 University Blvd.
Hyattsville, 20783

And

t/a Cuzco Restaurant #2
Class B, Beer, Wine and Liquor
Cuzcorp, Inc.
2051 University Blvd.
Hyattsville, 20783

And

t/a El Bucanas Cafe
Class B, Beer, Wine and Liquor
El Bucanas Café, Inc.
5409 Kenilworth Avenue
Riverdale, 20737

And

t/a El Gran Chaparral
Class B, Beer, Wine and Liquor
El Gran Chaparral, Inc.
8307 Annapolis Road
New Carrollton, 20784

And

t/a Galaxy Sports Bar
Class B (BLX), Beer, Wine and
Liquor
Y.S. Enterprises, Inc.
2031 University Blvd.
Hyattsville, 20783

And

t/a Golden Bull
Class B, Beer, Wine and Liquor
Coach Lamp Inn, Inc.
9107 Riggs Road
Adelphi, 20783

And

t/a Hampton Conference
Center
Class B (BCE), Beer, Wine and
Liquor
Metro Health-Tech Services,
LLC
207 West Hampton Place
Capitol Heights, 20743

And

t/a King Kong Restaurant
Class B, Beer, Wine and Liquor
East Wind, Inc.
2350 University Blvd. E
Adelphi, 20783

And

t/a Lee's Restaurant
Class B+, Beer, Wine and
Liquor
Lee's Liquors and Restaurant,
LLC
2903 Hamilton Street
Hyattsville, 20782

And

t/a Marygold's
Class B, BCE, Beer, Wine and
Liquor
Nothin But A Party
Production, LLC
8827 Annapolis Road
Lanham, 20706

And

t/a Radisson Hotel (Largo)
Class B(BH), Beer, Wine and
Liquor License
Paramount Largo Beverage,
LLC
9100 Basil Court
Largo, 20774

And

t/a Restaurant Brentwood
Class B(AE), Beer, Wine and
Liquor License
Restaurant Brentwood, Inc.
4400 Rhode Island Avenue
North Brentwood, 20722

And

t/a Sassafras Lounge &
Restaurant
Class B, Beer, Wine and Liquor
Second Act, LLC
12500 B Fairwood Parkway
Bowie, 20720

And

t/a Stone Fish Grill
Class B(BLX), Beer, Wine and
Liquor
Shiva Foods, Inc.
880 Capital Centre Blvd.
Largo, 20774

And

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

And

t/a Tick Tock Liquor &
Restaurant
Class B+, Beer, Wine and
Liquor
Melhi Corporation
1820 University Blvd.
Hyattsville, 20783

And

t/a Yanny's Pizzeria
Class B (BLX), Beer, Wine and
Liquor
Yanny's Pizzeria, LLC
6339 Allentown Road, Unit A
Camp Springs, 20748

A Public Hearing will be held on:

December 14, 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

102613 (11-24,12-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY A WASHINGTON
AKA SHIRLEY WASHINGTON

Notice is given that Selessia C. Brooks whose address is 710 Arminger Road, Huntingtown, MD 20639 was on November 2, 2011 appointed personal representative of the small estate of Shirley A. Washington who died on October 23, 2011 without a will.

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

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

SELESSIA C. BROOKS
Personal Representative

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

Estate No. 88878
102615 (11-24)

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

ORDER OF PUBLICATION

HOPKINS CREEK PROPERTIES
1302 St. Paul's Way
Crownsville, Maryland 21032

vs. Plaintiff

Ruth A. Lombard, Devisee
3305 Brooklawn Terrace
Chevy Chase, MD 20815-3934

And

Prince George's County, Maryland
Serve: David S. Whitacre
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

and

All unknown owners of the property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple property and premises situate in Vansville, 1st Election District and described as follows: 15,481 Sq. Ft. & Imps., Assessment \$572,633, Map 019, Grid B1 Par 97; Liber 6433 folio 563; Account No. 01 0036566; Street Address: 11399 Frederick Ave., Beltsville, MD 20705

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-10587

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the tax sale have expired, and more than two months from the date that the first of two separate pre-suit Notices of the tax sale was sent to required interested parties have expired with the second pre-suit notice being sent both by registered certified and regular first class mail.

It is thereupon this 14th 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 general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 9th day of December, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of January, 2012, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Marilynn M. Bland, Clerk
102601 (11-24,12-1,12-8)

NOTICE

IN THE MATTER OF:
JAYLEN IVETH MANZANARES

FOR THE CHANGE OF NAME TO:
JAYLYN IVETH MANZANARES ROMERO

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-30882

A Petition has been filed to change the name of Jaylen Iveth Manzanares to Jaylyn Iveth Manzanares Romero.

The latest day by which an objection to the Petition may be filed is December 13, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
102604 (11-24)

NOTICE

IN THE MATTER OF:
MOHAMED ELSAYED ABDOU

FOR THE CHANGE OF NAME TO:
MOHAMED ALSAYED ABDUH

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-30624

A Petition has been filed to change the name of Mohamed Elsayed Abdou to Mohamed Alsayed Abdoh.

The latest day by which an objection to the Petition may be filed is December 13, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
102603 (11-24)

ORDER OF PUBLICATION

CONSULTING RE LLC
14416 Old Mill Road, #201
Upper Marlboro, MD 20772

vs. Plaintiff

Estate of Mattie M. Bowser
c/o Robert T. Bowser
13832 Blair Stone Lane
Silver Spring, MD 20906

And

Estate of Willie Palmer
c/o Robert T. Bowser
13832 Blair Stone Lane
Silver Spring, MD 20906

Mr. John Hill
Ward 9B
Montrose Veteran Administration Hospital
New York, NY 10548

Birdi L. Vaughn
1708 Shadymount Avenue
Winston Salem, North Carolina 27105

Robert T. Bowser, II
13832 Blair Stone Lane
Silver Spring, MD 20906

Annette Bowser-Kelly
3 V Street, NW
Washington, DC 20001

James L. Palmer
11401 Villa Court
Largo, MD 20772

James H. Bowser
4202 East Capitol Street, NE, #4
Washington, DC 20019

PRINCE GEORGE'S COUNTY, MARYLAND

Serve: M. Andree Green, Acting County Attorney
County Administration Building
Upper Marlboro, Maryland 20772

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the EIGHTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint.

Defendant

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 11-31206

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

Tax Account Number 08-0835645: Grid E4, Tex Map 166, Parcel 77, and recorded among the Land Records of Prince George's, containing approximately 9.5 acres, assessed to Bowser, Mattie, et al., per Deed recorded in Liber 2002 at Folio 238; Account Number 08-0835645. \$7,924.54 was paid to the Collector at the time of sale as well as a high bid premium of \$0.00.

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

It is thereupon this 14th 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, on or before the 9th day of December, 2011, warning all persons interested in the said properties to be and appear in this Court by the 17th day of January, 2012, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
102597 (11-24,12-1,12-8)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: NAOMI WILLIAMS Estate No.: 88456

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by RONALD E. WILLIAMS for Judicial Probate of the copy of the will dated October 7, 1999, and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **January 5, 2012 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. BOX 1729
UPPER MARLBORO, MD. 20773
102618 (11-24, 12-1)

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)

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**

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

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)

NOTICE

IN THE MATTER OF:
BARBARA JEAN ROLLINS

FOR THE CHANGE OF NAME TO:
BARBARA JEAN RAWLINGS

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

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

The latest day by which an objection to the Petition may be filed is December 13, 2011.

Marilyn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
102600 (11-24)

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 MONTEPELIER 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 MONTEPELIER 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)

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**

EMAIL: BBOICE@PGPOST.COM

CALL 301-627-090

FAX 301-627-6260

LEGALS, EDITORIALS AND CALENDAR

EMAIL: PGPOST@GMAIL.COM

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: CAE11-21676

ORDER OF PUBLICATION

This is to give notice that on the 26th day of August, 2011, a Petition for Guardianship of a Minor Child, TRESCHNEA' ANTOINETTE YATES was filed in the Circuit Court for Prince George's County, Maryland, by CATHY CROSS, Petitioner, against JANET T. YATES, birth mother, and DAVID (LAST NAME UNKNOWN). The birth mother, JANET T. YATES, last known address is 1120 Trenton Place, SE., Washington, DC 20032, 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 CAE11-21676, 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 15th 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 15th day of December, 2011, giving notice to DAVID (LAST NAME 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

102614 (11-24,12-1,12-8)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SADIE D. MCNAIR

Notice is given that Aaron D. McNair whose address is 1206 Castlewood Drive, Largo, MD 20772 was on September 27, 2011 appointed personal representative of the small estate of Sadie D. McNair who died on April 22, 2011 with a will.

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

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

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

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

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

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

AARON D. MCNAIR
Personal Representative

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

102616 Estate No. 88588 (11-24)

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

**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 12th, 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# 5742 2002 LINCOLN LS-V6
VIN# 1LNHM86582Y642660
NAZ AUTO BODY & PAINT LLC
17412 LIVINGSTON RD
ACCOKEEK

LOT# 5745 2000 ISUZU Amigo
VIN# 4S2CM57WXY4306222
BALLARD'S AUTO SERVICE, INC
6615 CENTRAL AVE
CAPITOL HEIGHTS

LOT# 5746 2000 HONDA Civic-4
Cyl.
VIN# 1HGEJ8142YL110417
MIKE'S AUTO REPAIR, INC
7466 NEW RIDGE RD #7
HANOVER

LOT# 5747 2005 HYUNDAI Santa

Fe-V6
VIN# KM8SC13D05U913681
J.R. TOWING & AUTO REPAIR
312 PRISCILLA ST
SALISBURY

LOT# 5748 2001 JEEP Cherokee-6
Cyl.
VIN# 1J4FF48SX1L526751
DARCARS COLLISION CENTER
MH
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 5751 1997 ACURA TL-V6
VIN# JH4UA3649VC011349
BALTIMORE AUTOMOTIVE
REPAIR ACADEMY
5000 WABASH AVE SUITE C
BALTIMORE

LOT# 5750 1999 JEEP Grand
Cherokee-V8
VIN# 1J4GW68N2XC631254
BALTIMORE AUTOMOTIVE
REPAIR ACADEMY
5000 WABASH AVE SUITE C
BALTIMORE

LOT# 5752 1996 FORD TRUCK
F350 Pickup-V8
VIN# 1FTHF36H1TEA09930
LAUREL PARK SHELL
8025 GORMAN ROAD
LAUREL

**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**

102621 (11-24,12-1)

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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY RAY THOMPSON

Notice is given that Otis W. Thompson, Jr. whose address is 2 Fulmer Road, P.O. Box 42, Huguenot, NY 12749 was on November 14, 2011 appointed personal representative of the estate of Mary Ray Thompson who died on September 9, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of 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.

OTIS W. THOMPSON, JR.
Personal Representative

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

102617 (11-24,12-1,12-8)

**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

102605 (11-17,11-24,12-1)

Estate No.88612

Estate No.88540

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

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

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
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)

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
14602 Danube Lane, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Edith Emelife-Gigger, dated January 8, 2009, and recorded in Liber 30371 at folio 45 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 13, 2011
AT 9:39 AM**

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

BEING KNOWN AND DESIGNATED AS LOT 19, IN BLOCK LETTERED "A", IN A SUBDIVISION KNOWN AS "TWELVE OAKS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 145 AT PLAT 32 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

THE IMPROVEMENTS THEREON BEING KNOWN AS: 14602 DANUBE LANE, BOWIE, MD 20721.

TAX ID NO: 07-0720607.

BEING THE SAME PROPERTY WHICH BY DEED DATED JULY 20, 2005 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 23317, FOLIO 643 WAS GRANTED AND CONVEYED BY KAREN D. ASHLEY-EMORY UNTO EDITH EMELIFE-GIGGER AND CHRISTOPHER C. EMELIFE, HER HUSBAND, TENANTS BY THE ENTIRETY.

The property is improved by a dwelling.

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

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

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

102619 (11-24,12-1,12-8)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SADIE D. MCNAIR

Notice is given that Aaron D. McNair whose address is 1206 Castlewood Drive, Largo, MD 20772 was on September 27, 2011 appointed personal representative of the small estate of Sadie D. McNair who died on April 22, 2011 with a will.

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

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

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

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

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

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

AARON D. MCNAIR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 88588

102616 (11-24)

**THE
PRINCE
GEORGE'S
POST
Call
301-627-0900
Fax
301-627-6260
Your
Newspaper of
Legal Record
THE
PRINCE GEORGE'S
POST WISH YOU
AND YOUR FAMILI-
LIES A
SAFE WEEKEND!
PLEASE DON'T
DRINK
ALCOHOL AND
DRIVE!**

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# 1G1AP18P077162177
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

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

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

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

102580 (11-17,11-24)

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

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)

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

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

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

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

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

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

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 necessary 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 interested 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 KAPPAUL 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, THONOTOSASSA, FL 33592, The last known address of the birth father, WALTER 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 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 CAE11-21821, 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 WALTER EDWARD PAYTON, 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

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 DEMETRIUS JUAN HENDRICKS and ROUGIATOU 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 AMPIN. 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 CAE11-20568, 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)

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, III
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	

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
6600 Elmhurst Street, District Heights, Maryland 20747**

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

DECEMBER 13, 2011

AT 9:36 AM

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

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

The property is improved by a dwelling.

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

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

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

102610 (11-24,12-1,12-8)

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
2348 Seton Way, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Michael L. Simon and Stephanie S. Simon, dated November 21, 2007, and recorded in Liber 29023 at folio 268 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

DECEMBER 13, 2011

AT 9:33 AM

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

LOT NUMBERED SIXTY-TWO (62) IN THE SUBDIVISION KNOWN AS "PLAT THREE, PENNSYLVANIA PLACE ON THE AVENUE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK VJ 163 AT PLAT 84, BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

102611 (11-24,12-1,12-8)

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)

LEGALS

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

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

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

**Improved by premises known as
627 Maury Avenue, Oxon Hill, Maryland 20745**

By virtue of the power and authority contained in a Deed of Trust from Maria L. Johnson aka Maria L. Williams, dated April 28, 1988, and recorded in Liber 7008 at folio 110 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

NOVEMBER 29, 2011

AT 9:36 AM

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

LOT NUMBERED FOURTEEN (14) IN BLOCK LETTERED "F" IN THE SUBDIVISION KNOWN AS "GLASSMANOR" AS PER PLAT RECORDED IN PLAT BOOK WWW 17, PLAT NUMBERED 55, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

102544 (11-10,11-17,11-24)

LEGALS

LAW OFFICES
MEYERS, ROBBELL & ROSENBAUM, P.A.
Berkshire Building - Suite 400
6801 Kenilworth Avenue
Riverdale, Maryland 20737
(301) 699-5800

TRUSTEES' SALE

**Valuable improved real estate located in Prince George's
County, Maryland known as 3225 Naylor Road, Temple Hills,
Maryland 20748, being assigned tax account numbers
06-0462895 and 06-0568196.**

By virtue of the power and authority contained in a Deed of Trust and Security Agreement With Assignment of Rents And Profits from 3225 RICHER ROAD, LLC, a Maryland limited liability company, to ROBERT H. ROSENBAUM and JOSEPH B. CHAZEN, trustees for the benefit of William V. Meyers, dated August 1, 2001, and recorded August 9, 2001, securing \$450,000.00, and recorded among the land records of Prince Georges County, Maryland in Liber 14888, folio 159, as modified by Modification And Confirmation Of Deed Of Trust recorded among the land records of Prince Georges County, Maryland in Liber 30792, folio 335, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Duvall Wing Entrance, Upper Marlboro, Maryland on

DECEMBER 14, 2011 AT 10:00 A.M.

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust and as follows:

PARCEL 1:

Beginning at the District of Columbia-Maryland stone on the west side of Naylor Road and running thence S. 49° 27' 30" E. 1511.2 feet to the point of beginning of the land hereby intended to be conveyed, thence S. 40° 46' 30" E. 183 feet; thence N. 49° 13' 30" E. 282.85 feet to a stake on Naylor Road; thence along Naylor Road N. 70° 06' 30" W. 209.9 feet to a stake; thence leaving said Naylor Road S. 49° 13' 20" W. 193.25 feet to the point of beginning, containing 43,563.1 square feet, more or less. Being assessed as 34,481 square feet.

PARCEL 2:

Beginning for the same at an iron pipe at the most Northerly corner of Lot 9 "Section 3, Good Hope Hills" (Plat Book BB 8, Plat 86), said iron pipe being on the Southeasterly right of way line of Oxon Run Drive, and running thence with said right of way lien, N. 49° 17' 05" E. 107.88 feet to an iron pipe; thence with the Southwesterly line of Naylor Road as acquired by the United States of America (Liber 698, Folio 67), S. 69° 52' 45" East 215.29 feet to an iron pipe; thence with the division line between Meyer and the land of the County Realty Company (Liber 831, Folio 209), and Parcel A, Block K "Section 2, Good Hope Hills" (Plat Book WWW 43, Plat 39), S. 49° 17' 05" W. 212.80 feet to an iron pipe; thence with the Northeasterly line of said Lot 9, N. 40° 42' 55" West 188.00 feet to the point of beginning, containing 30,144 square feet, more or less, and being assessed as Lots 10, 11 and part of Lots 12 through 18, Good Hope Hills, Section 3

SAVING AND EXCEPTING from both parcels all that property described in a Deed to the State Highway Administration dated December 1, 1998 recorded in Liber 12645, Folio 507 containing a total of 10,778 square feet of land, more or less.

The property is improved by a one story (with basement) structure containing approximately 4,000 square feet (hereinafter referred to as "Mortgaged Property").

CONDITIONS OF SALE

1. The Mortgaged Property will be sold and conveyed subject to all matters of record, including without limitation, applicable easements, rights of way, covenants, conditions and restrictions, and environmental and other conditions and all applicable federal, state, local laws, ordinances, and regulations affecting the Mortgaged Property.

2. The Mortgaged Property will be sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition, without recourse, representation or warranty. Neither the Trustees nor the noteholder, or their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, either express or implied, with respect to the Mortgaged Property, including, without limitation, the description, use, construction, physical condition, habitability, zoning, environmental condition, fitness for a particular purpose or merchantability of all or any part of the Mortgaged Property.

3. The Mortgaged Property is sold subject to all rights of tenants in the property, if any, and the Selling Parties shall not be required to deliver possession of the Mortgaged Property free and clear of any such tenancy at settlement.

TERMS OF SALE

A deposit of \$50,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Trustees, her successors or assigns, time being of the essence. Conveyance shall be by Trustee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Robbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of fifteen percent (15%) per annum. The Trustees reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, water rents, sewer rents, rental income, if any, and all other public charges payable on an annual, semi-annual, or quarterly basis shall be as of the date of sale and assumed thereafter by the purchaser. If Purchaser fails to settle within ten days of ratification, Purchaser agrees to pay attorneys' fees in the amount of \$750.00, plus costs, if the Trustees have moved to resell the property. 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 the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Trustees may then resell the property at the risk and cost the defaulting purchaser.

If the Trustees cannot deliver marketable title, subject to tenancies and the rights of parties in possession, to the purchaser(s), the sole remedy of purchaser(s) in law or equity shall be limited to the return of the purchaser(s)' deposit. Purchaser agrees to pay \$295.00 at settlement to the Seller's attorney for review of the settlement documents and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

Robert H. Rosenbaum
Joseph B. Chazen
Trustees

102620 (11-24,12-1,12-8)

THE PRINCE GEORGE'S POST
EMAIL: BBOICE@PGPOST.COM
CALL 301-627-0900
FAX 301-627-6260