

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

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

t/a Asian Fusion and Varsity Lounge RRP, Inc.
Class B, BH, Beer, Wine and Liquor
8601 Baltimore Blvd.
College Park, 20740

And

t/a Gee's G & E Enterprises, LLC
Class B+, Beer, Wine and Liquor
3415 52nd Avenue
Cheverly, 20785

And

t/a Jack's Restaurant Jack's Continental Room, Inc.
Class B+, Beer, Wine and Liquor
5361 Sheriff Road
Fairmont Heights, 20743

And

t/a Julito's (Omega Lounge) Maruxia Corporation
Class B, Beer, Wine and Liquor
1401 University Blvd., G-12
Hyattsville, 20783

And

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

And

t/a Nuzback's Lounge and Bar Class B, Beer, Wine and Liquor
14405 Baltimore Avenue
Laurel, 20707

And

t/a The Zone Restaurant Class B, Beer, Wine and Liquor License
Frank Little Enterprises, LLC
5753 Crain Highway
Upper Marlboro, 20772

A Public Hearing will be held on:

February 1, 2012
7:00 p.m.
County Service Building
5012 Rhode Island Avenue
Hearing Room 200
Hyattsville, Maryland 20781

Testimony either for or against the request will be accepted at the 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
January 3, 2012

102858 (1-12,1-19)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HENRIETTA CARROLL CUNNINGHAM

Notice is given that Andre Cunningham whose address is 12705 Willowcreek Court, Bowie, MD 20720 was on January 4, 2012 appointed personal representative of the small estate of Henrietta Carroll Cunningham who died on November 2, 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.

ANDRE CUNNINGHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 89030
102856 (1-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SANDRA VICTORIA WILDER

Notice is given that Leandra Wilder whose address is 4757 Winterset Way, Owings Mills, MD 21117 was on December 15, 2011 appointed personal representative of the estate of Sandra Victoria Wilder who died on May 23, 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 15th day of June, 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.

LEANDRA WILDER
Personal Representative

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

Estate No.87827
102853 (1-12,1-19,1-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LINDA BUCKLER AKA: LINDA MAE BUCKLER

Notice is given that Nancy McCormick whose address is 9102 Dandelion Lane, Upper Marlboro, MD 20772 was on November 28, 2011 appointed personal representative of the estate of Linda Buckler who died on October 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 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 28th 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.

NANCY MCCORMICK
Personal Representative

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

Estate No.88909
102854 (1-12,1-19,1-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EDITH C HINDS AKA: EDITH CAVELL HINDS

Notice is given that Nancy B. Patton whose address is 6220 Gothic Lane, Bowie, MD 20720 was on January 3, 2012 appointed personal representative of the estate of Edith C. Hinds who died on November 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 shall file their objections with the Register of Wills on or before the 3rd day of July, 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 B. PATTON
Personal Representative

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

Estate No.89317
102855 (1-12,1-19,1-26)

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
S10-101a	Inmate Commissary Services "EXTENDED"	Pre-Bid Conference: Occurred Opening Extended To: 1/31/12 @ 3:00 p.m.	\$ 5.50
11-0010	Renovations of the Isolation Cells at Department of Corrections	1st Pre-Bid Conference: occurred 2nd Pre-Bid & Site Visit: 1/10/12 @ 11:00 a.m.	\$55.00
11-0008	Remodeling & Exterior Repairs at the County Services Building "EXTENDED"	Pre-Bid Conference: Occurred Opens: @ 2/7/12 @ 3:00 p.m.	\$75.00
S11-022	Enterprise Resource Planning (ERP) Software and Implementation Services "EXTENDED"	Pre-Proposal Conference: Occurred Closing Extended to: 2/13/12 @ 3:00 p.m.	\$ 6.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

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

102859 (1-12)

MECHANIC'S LIEN SALE

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

JANUARY 20, 2012 AT 10:00 A.M.

B & J AUTO REPAIR, CAPITAL HEIGHTS, MD 20743

2005 DODGE VIN#: 1B3E556C65D275274

2005 TOYOTA VIN #: 4T1BE32K55U623720

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

Terms of Sale—CASH.
Lienor reserves the right to bid.
102862 (1-12,1-19)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell the following vehicles at public auction for storage, repairs, and other lawful charges on:

JANUARY 13, 2012 AT 10:00 A.M.

Morris Faulcon Auto Repair, Baltimore, MD 1999 CHEVY VIN: 1GBJG31F5X1133110

1998 THOMAS VIN: 1T88G2B13W1157782

1995 FORD VAN VIN: 1FDKE3UF2SHB17305

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

Terms of Sale—CASH.
Lienor reserves the right to bid.
102843 (1-5,1-12)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EDITH C HINDS AKA: EDITH CAVELL HINDS

Notice is given that Nancy B. Patton whose address is 6220 Gothic Lane, Bowie, MD 20720 was on January 3, 2012 appointed personal representative of the estate of Edith C. Hinds who died on November 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 shall file their objections with the Register of Wills on or before the 3rd day of July, 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 B. PATTON
Personal Representative

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

Estate No.89317
102855 (1-12,1-19,1-26)

NOTICE

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

Plaintiffs

vs.

Randolph Sanders and Denise
Cassandra Sanders

Defendant

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

Civil No. CAE 11-05505

ORDERED, this 5th day of January, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2616 Parkland Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of February, 2012, 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 6th day of February, 2012, next.

The report states the amount of sale to be \$328,500.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

102851 (1-12,1-19,1-26)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

OFFICIAL NOTICE

Notice of Public Hearing

Pursuant to Section 10-302 of Article 2B of the Annotated Code of Maryland, Notice is hereby given that all alcoholic beverage licenses in Prince George's County will expire as follows:

Class A, Licenses expire on April 30th
Class B, Licenses expire on May 31st
Class C, Licenses expire on June 30th
Class D, Licenses expire on June 30th

In order to process a protest against the granting of the 2012 - 2013 License Renewal, a protest notice must be submitted to the Board of License Commissioners no later than March 1, 2011.

Protest of a renewal shall be filed on or before **March 1, 2012** at the Board of License Commissioners, 5012 Rhode Island Avenue, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)
FRANKLIN D. JACKSON, CHAIRMAN
SHAIHI MWALIMU, VICE CHAIRMAN
CHARLES W. CALDWELL, III, COMMISSIONER
EARL J. HOWARD, COMMISSIONER
DAVID DAESOK SON, COMMISSIONER

Attest:
Diane M. Bryant
Administrative Assistant
November 18, 2011

102831 (1-5,1-12)

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 6504 Columbia Terrace, Hyattsville, MD 20785

By virtue of the power and authority contained in a Deed of Trust from BRENDA C. GRAYTON and CURTIS M. HOLMES, dated May 15, 1986 and recorded in Liber 6339 at Folio 69 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, January 27, 2012 AT 3:00 P.M.

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

LOT 34, BLOCK K, IN THE SUBDIVISION KNOWN AS "KENT VIL-LAGE," AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWV 37 AT PLAT 23, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

Said property is improved by a dwelling and is sold in "as is condition."

Said property is subject to a leasehold interest.

TERMS OF SALE: A deposit of \$3,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

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

102850 (1-12,1-19,1-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

ROSALIE JONES FISHER

Notice is given that Curtis Nixon whose address is 8521 Glista Place, Waldorf, MD 20603 was on December 19, 2011 appointed personal representative of the estate of Rosalie Jones Fisher who died on November 19, 2011 with a will.

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

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

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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

**410 CARROLL AVENUE
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Mory Leonzo and Gladys Leonzo, dated April 16, 2007 and recorded in Liber 28128, Folio 377 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$351,000.00, and an original interest rate of 7.500%, 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 **JANUARY 24, 2012 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

102835 (1-5,1-12,1-19)

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

**2903 CEDAR CREST COURT
SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Denny A. Oladipupo and Jeanette Hollis Oladipupo, dated November 6, 2006 and recorded in Liber 26707, Folio 70 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$525,000.00, and an original interest rate of 8.750%, 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 **JANUARY 24, 2012 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 \$51,000.00 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

102834 (1-5,1-12,1-19)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12026 HALLANDALE TERRACE
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Russell Stanley, III, dated June 14, 2007 and recorded in Liber 28285, Folio 596 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,000.00, and an original interest rate of 7.625%, 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 **JANUARY 24, 2012 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$25,000.00 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

102836 (1-5,1-12,1-19)

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

**12834 CAROUSEL COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Andre Nelson and LaShaun Nelson, dated February 27, 2007 and recorded in Liber 27846, Folio 98 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original interest rate of 6.490%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 24, 2012 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 \$26,000.00 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

102830 (1-5,1-12,1-19)

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

7247 Crafford Place, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Mary B Johnson, dated November 7, 2008, and recorded in Liber 30204 at folio 545 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

JANUARY 24, 2012

AT 9:30 AM

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

BEING UNIT 7247, BUILDING NUMBERED TWENTY-ONE (21) SIXTH (6TH) AMENDED PLAY, IN A SUBDIVISION KNOWN AS "ROSEDALE ESTATES CONDOMINIUM" AS PER PLAT RECORDED IN NLP 104 AT 77, AMONG THE AFORESAID LAND RECORDS, BEING IN THE 12TH ELECTION DISTRICT.

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 \$20,000.00 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

102829 (1-5,1-12,1-19)

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

3501 Regency Parkway, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Natasha Davis, dated June 2, 2006, and recorded in Liber 25394 at folio 568, re-recorded in Liber 26430 at folio 001 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

JANUARY 24, 2012

AT 9:33 AM

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

LOT NUMBERED TWENTY (20) IN BLOCK LETTERD "A" IN THE SUB-DIVISION KNOWN AS "PLAT 1, SECTION 1, REGENCY TOWNS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 34, 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 \$26,000.00 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

102842 (1-5,1-12,1-19)

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

**1509 SACRAMENTO STREET
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Olawale Ojoye, dated May 13, 2008 and recorded in Liber 29716, Folio 738 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$405,000.00, and an original interest rate of 4.750%, 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 **JANUARY 31, 2012 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 \$46,000.00 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

102847 (1-12-1-19,1-26)

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
1312 Fatima Place, Hyattsville, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Vivian Dixon-Craig aka Vivian Lee Dixon-Craig aka Vivian L Craig and Carl Craig aka Carl E Craig aka Carl Eugene Craig, dated April 25, 2008, and recorded in Liber 29798 at folio 105 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

**JANUARY 31, 2012
AT 9:33 AM**

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

LOT NUMBERED ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED SEVEN (7) IN THE SUBDIVISION KNOWN AS HIGHLAND PARK, AS PER PLAT RECORDED THEREOF AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK RNR2 AT PLAT 23; SAID PROPERTY BEING IN THE 18TH ELECTION DISTRICT, WITH PROPERTY TAX IDENTIFICATION NUMBER 18-2084770

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

102845 (1-12,1-19,1-26)

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

**10707 ASTORIA DRIVE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Iesha K. Brewster-Young and Dedan Young, dated November 22, 2006 and recorded in Liber 27651, Folio 459, and re-recorded at Liber 32510, Folio 522 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$176,000.00, and an original interest rate of 8.950%, 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 **JANUARY 31, 2012 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 \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Randall J. Rolls, and Donald P. Griswold,
Substitute Trustees

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

102848 (1-12,1-19,1-26)

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
8407 Carrollton Parkway, New Carrollton, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Eric H Poole aka Eric Harrison Poole, Victoria L Poole aka Victoria Lynn Poole, Eric H Poole aka Eric Harrison Poole and Victoria L Poole aka Victoria Lynn Poole, dated January 30, 2009, and recorded in Liber 30374 at folio 571 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

**JANUARY 31, 2012
AT 9:36 AM**

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

LOT NUMBERED TWENTY-FOUR(24), IN BLOCK NUMBERED FIVE (5), IN THE SUBDIVISION KNOWN AS SECTION TWELVE, "CARROLLTON"

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

102846 (1-12,1-19,1-26)

LEGALS

**Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**
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Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 3223 Dynasty Drive, District Heights, MD 20747

By virtue of the power and authority contained in a Deed of Trust from LEWANIE KENNEDY and SEAN KENNEDY, dated February 6, 2007 and recorded in Liber 27595 at Folio 646 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 Duval Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

**Friday, January 27, 2012
AT 3:05 P.M.**

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

Being known and designated as Lot No. 1 as shown on the Plat entitled "SECTION FOUR, LOTS 1 THRU 97 AND PARCEL A, BLOCK B, COLONY SQUARE" which Plat is recorded among the Land Records of Prince George’s County in Plat Book NLP No. 96, Folio 38.,

Said property is improved by a dwelling and is sold in "as is condition."

TERMS OF SALE: A deposit of \$10,000.00 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 6.25% 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**
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**

102849 (1-12,1-19,1-26)

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

**JANUARY 31, 2012
AT 9:30 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

102844 (1-12,1-19,1-26)

LEGALS

Dena C. Feeney, Esquire
Feeney & Kuwamura, P.A.
1010 Wayne Avenue, Suite 350
Silver Spring, MD 20910

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE KAYE THOMAS

Notice is given that Susan Carol Torres whose address is 6317 Taylor Road, Riverdale, MD 20777 and Steven Michael Thomas whose address is 1446 Mara Vista Ct., Crofton, MD 21114 was on December 19, 2011 appointed co-personal representatives of the estate of Jacqueline Kaye Thomas who died on October 22, 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 19th day of June, 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 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.

SUSAN CAROL TORRES
STEVEN MICHAEL THOMAS
Co-Personal Representatives

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

Estate No. 89224
102820 (12-29,1-5,1-12)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)
JANUARY 24, 2012

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

NEW – BLX

David A. Jones, Managing Member, Matthew A. Verney, Member for a Class B, BLX, Beer, Wine and Liquor License for the use of Woodmore Restaurant Holding, LLC, t/a Copper Canyon Grill, 9300 Taj Lane, Lanham, 20706.

TRANSFER

Janaki Kasawala, Member-Manager, Betty A. Armwood, Member/Authorized Person for a Class A, Beer, Wine and Liquor License for the use of My Mavadi, LLC, t/a Freddie's Liquor Store, 7700 Marlboro Pike, Forestville, 20747 transfer from Mavadi, Inc., t/a Freddie's Liquor Store, Betty A. Armwood, President/Secretary/Treasurer.

Madhavlal Patel, Member/Authorized Person, Gwendolyn Ann Jones, Member for a Class A, Beer, Wine and Liquor License for the use of SAHIL, LLC, t/a Gem Liquors, 9443 Annapolis Road, Seabrook, 20706 transfer from OST Liquors, Inc., t/a Gem Liquors, Steve C. Levy, President, Ronald Payne, Assistant Secretary.

Bhogilal Jibabhai Patel, Member/Authorized Person, Alfreda Ann Davis, Member for a Class A, Beer, Wine and Liquor License for the use of Marlton Liquors, L.L.C., t/a Marlton Liquors, 9518 Crain Highway, Upper Marlboro, 20772 transfer from Marlton Liquors, L.L.C., t/a Marlton Liquors, Alfreda Davis, Authorized Person, Madhavlal Patel, Member.

Feng Zhu Zheng, President/Secretary/Treasurer for a Class D, Beer and Wine License for the use of Hunan East, Inc., t/a Hunan East Restaurant, 5760 Silver Hill Road, Capitol Heights, 20747 transfer from Hunan East, Inc., t/a Hunan East Inn, Peter Zheng, President, Liqin Shi, Secretary.

TRANSFER OF LOCATION

Ali Azima, Authorized Person, Maurice Jenoure, Authorized Person/Member for a Class B, Beer and Wine License for the use of Austin Grill, LLC, t/a Austin Grill Express, 8150 Baltimore Avenue, Unit E, College Park, 20740 transfer of location from Wankoe, Inc., t/a Alario's Pizzeria Restaurant, 9204 Baltimore Avenue, College Park, 20740, Alan Wanuck, President/Secretary/Treasurer.

NEW
Danilo E. Mejia,
President/Secretary/Treasurer for

a Class B, Beer and Wine License for the use of Damar Corporation, t/a Pollo Fiesta Restaurant, 6408 Kenilworth Avenue, Riverdale, 20737.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., **Tuesday, January 24, 2012.** Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
December 22, 2011

102833 (1-5,1-12)

**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 January 23rd, 2012. 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# 5759B 1985 CRUISERS 32FT MD# 9689BA OFFICIAL # 686787 VESSEL NAME "1-DER-FUL" SKIPJACK COVE YACHTING RESORT 150 SKIPJACK RD BOX 208 GEORGETOWN

LOT# 5809B 1978 JENSEN 22FT MD# 6971AC BALTIMORE YACHT BASIN 2600 INSUALTOR DR BALTIMORE

LOT# 5817B 1968 PENNYAN 20FT MD# 5545BW SELBY BAY MARINA 931 SELBY BLVD EDGEWATER

LOT# 5821 2000 CHEVROLET Cavalier-L4 VIN# 1G1JC524Y7335131 MIDWAY CHEV OLDS CAD PONT BUICK 1337 OCEAN HWY POB 268 POCOMOKE CITY

LOT# 5823 1999 HONDA Accord VIN# 1HGCG1643XA014005 SALISBURY TRANSMISSION & AUTO REPAIR IN 136 CLEMWOOD ST SALISBURY

LOT# 5824 2004 VOLKSWAGEN Jetta VIN# 3VWRK69M64M014639 SALISBURY TRANSMISSION & AUTO REPAIR IN 136 CLEMWOOD ST SALISBURY

LOT# 5825 1998 FORD TRUCK Ranger-V6 VIN# 1FTYR14C4WTA42391 SOS AUTO SERVICE 1208 OLD OCEAN CITY ROAD SALISBURY

LOT# 5826B 1999 SEADOO BOMBARDIER XP MD# 1914BY RACE TRACK AUTO & MARINE 10834 OCEAN GATEWAY BERLIN

LOT# 5827B 1999 SEADOO BOMBARDIER GSX MD# 1913BY RACE TRACK AUTO & MARINE 10834 OCEAN GATEWAY BERLIN

LOT# 5830 1999 FORD TRUCK Explorer-V6 VIN# 1FMZU35P0XZA93283 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT# 5831 1998 HONDA Accord VIN# 1HGCG2251WA023420 GWLM, INC DBA AAMCO TRANSMISSIONS 5870 URBANA PIKE FREDERICK

LOT# 5832 2001 FORD F450 VIN# 1FDXF46F61EA98032 GWLM, INC DBA AAMCO TRANSMISSIONS 5870 URBANA PIKE FREDERICK

LOT# 5833 2002 ISUZU Trooper-V6 VIN# JACDJ58X827J02622 CAR SOLUTIONS AUTOMOTIVE 8540 EDGEWORTH DR CAPITOL HEIGHTS

**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

102841 (1-5,1-12)

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
8684 Devon Hills Drive, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Carrella Q Jubilee aka Carella Jubilee, dated October 8, 2007, and recorded in Liber 28864 at folio 689 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 Duvall Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JANUARY 17, 2012
AT 9:30 AM**

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

BEING KNOWN AND DESIGNATED AS UNIT NUMBERED 8684, BUILDING NUMBERED ELEVEN (11) OF PHASE 12-B, IN THE CONDOMINIUM REGIME KNOWN AS "DEVON HILLS CONDOMINIUM" AS ESTABLISHED PURSUANT TO THE DECLARATION OF DEVON HILLS CONDOMINIUM MADE BY PALMER WOODS LIMITED PARTNERSHIP DATED AUGUST 15, 1988 AND RECORDED IN LIBER 7079, FOLIO 790 AND AMENDED BY THE SIXTEENTH AMENDMENT THERETO RECORDED IN LIBER 9080, FOLIO 522, BOTH DOCUMENTS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND AND PURSUANT TO THE PLATS AND PLANS OF PHASE 12-B IN THE CONDOMINIUM REGIME KNOWN AS "DEVON HILLS CONDOMINIUM" DESCRIBED IN SAID DECLARATION AND THE SIXTEENTH AMENDMENT THERETO, RECORDED IN THE AFORESAID LAND RECORDS IN PLAT BOOK VJ. NO. 167, PLATS NUMBERED 13-15, INCLUSIVE. BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND IN THE COMMON EXPENSES AND COMMON PROFITS OF THE AFORESAID CONDOMINIUM.

SUBJECT TO AND WITH THE BENEFIT OF THE AFORESAID CONDOMINIUM DECLARATION AND CONDOMINIUM BY-LAWS, AS AMENDED TO DATE, RESPECTIVELY; FURTHER SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS CONTAINED IN OR REFERRED TO IN THE AFORESAID CONDOMINIUM DECLARATION, AS AMENDED TO DATE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATION TO PAY THE ASSESSMENTS AS DESCRIBED IN THE CONDOMINIUM DECLARATION AND BY-LAWS, AS AMENDED TO DATE.

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 \$25,000.00 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

102810 (12-29,1-5,1-12)

LEGALS

NOTICE

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

Substitute Trustees
vs.

JOE H. REYNOLDS
7707 Klovestad Drive
Fort Washington, MD 20744

and

LOIS B. REYNOLDS
7707 Klovestad Drive
Fort Washington, MD 20744
Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-18289

Notice is hereby given this 3rd day of January, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7707 Klovestad Drive, Fort Washington, MD 20744 made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 3rd day of February, 2012, 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 3rd day of February, 2012, next.

The Report of Sale states the amount of sale to be One Hundred Thirty Eight Thousand, Four Hundred Thirty Seven and 71/100 Dollars (\$138,437.71).

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

True Copy—Test:
Marilynn M. Bland, Clerk
102852 (1-12,1-19,1-26)

NOTICE

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

Substitute Trustees
vs.

GILBERT CLAYTON SHAW, III
AKA GILBERT C. SHAW, III
2943 Charred Wood Court
District Heights, MD 20747

and

KIM RENEE SHAW
AKA KIM R. SHAW
2943 Charred Wood Court
District Heights, MD 20747

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-08794

Notice is hereby given this 9th day of January, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2943 Charred Wood Court, District Heights, MD 20747, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of February, 2012, 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 9th day of February, 2012, next.

The Report of Sale states the amount of sale to be Three Hundred Seventeen Thousand and 00/100 Dollars (\$317,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
102861 (1-12,1-19,1-26)

LEGALS

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
11785 Beltsville Drive, 10th Floor
Calverton, Maryland 20705
(301) 572-7900

TRUSTEE'S SALE

**Of valuable, improved real estate, located at 563 Wilson Bridge Drive,
B-2, Oxon Hill, Prince George's County, Maryland, 20745.**

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Seble Z. Berhe, Case No: CAE-11-25242, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**JANUARY 30, 2012
AT 2:00 P.M.**

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 563 Wilson Bridge Drive, #B-2, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit Numbered 6762/B-2 in Building Numbered 1 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a Plat of Condominium Subdivision entitled "WILSON BRIDGE CONDOMINIUM" recorded in Plat Book W.W.W. 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland, together with the facilities and other appurtenances to said Unit, which unit and appurtenances have been more specifically defined in the Master Deed aforesaid, and including the fee in an undivided interest in the common elements of said Regime appurtenant to said Units as such interest may be lawfully revised or amended from time to time pursuant to said Master Deed.

SUBJECT to all restrictions, right of way easements and other conditions contained in Deeds forming the chain of title to the captioned property.

Said property being located in the 12th Election District of said County.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

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

A deposit shall be required at the time of sale in the amount of Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser.

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

If the 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. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Bethany L. Flanders, Esquire, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

DANNY BROOKS and MARK G. LEVIN,
Trustees

102860 (1-12,1-19,1-26)

COUNTY COUNCIL HEARING

**The County Executive
of
Prince George's County, Maryland**

NOTICE OF PUBLIC HEARING

**ON
PROPOSED FISCAL YEAR 2013 BUDGET**

The County Executive of Prince George's County, Maryland hereby gives notice of his intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The public hearing on this proposal will be held on:

THURSDAY, JANUARY 26, 2012

7:00 P.M.

LAUREL HIGH SCHOOL

8000 CHERRY LANE

LAUREL, MARYLAND 20707

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation.

Persons wishing to testify are requested to telephone the County Government (Telephone 301-952-4547, TDD 301-985-3894) from 8:30 A.M. to 4:00 P.M., Monday through Friday for placement on the advance speakers list. Time limitations of three minutes for all speakers will be imposed. There may be only one speaker per organization. Written testimony will be accepted in lieu of, or in addition to, oral comments.

BY ORDER OF THE PRINCE GEORGE'S
COUNTY EXECUTIVE
RUSHERN L. BAKER, III
County Executive

102857 (1-12,1-19,1-26)