

# COUNTY CHURCH DIRECTORY

## UNITED METHODIST

### WESTPHALIA

#### United Methodist Church

"A CHURCH ON THE REACH FOR GOD"

8511 Westphalia Rd.  
Upper Marlboro, MD

**Two Worship Services:**  
**8 and 10:30 a.m.**  
**Sunday School: 9:30**

**(301)735-9373**

**Fax: (301) 735-1844**

**Rev. Dr. Timothy West,**  
**Pastor**

ALL ARE WELCOME

Web Site:  
[www.westphaliaum.org](http://www.westphaliaum.org)

## BAPTIST

### Forest Heights Baptist Church

We exist to strengthen your relationship with God.

6371 Oxon Hill Road

Oxon Hill, Maryland 20745

Sunday School (Adults & Children) - 9:30 A.M.

Worship Service - 11:00 A.M.

Wed. Prayer Service & Bible Study - 7:00 P.M.

Office (301) 839-1166

Fax (301) 839-1721

E-mail: Office [FHBC@verizon.net](mailto:FHBC@verizon.net)

Pastor: Rev. Waymond B. Duke

## UNITED METHODIST

### Union United Methodist Church

14418 Old Marlboro Pike,  
Upper Marlboro, MD

**Church (301) 627-5088**

Sunday School (Children/Adults) - 8:30 a.m.

Sunday Worship: 10:00 a.m.

Rev. Kendrick D. Weaver, Pastor

## BAPTIST

### FIRST BAPTIST CHURCH OF HIGHLAND PARK

'A Bible Based, Christ Centered  
& Spirit Led Congregation'

6801 Sheriff Road Landover, MD

20785 (301) 773-6655

Sunday Biblical Institute:

9:45 a.m.

Sunday Worship:

7:30 a.m., 11:15 a.m., 6:00 p.m.

\*WONDERFUL WEDNESDAYS

WITH JESUS':

12 noon (The Power Hour) and 6:45 pm

"A Time of Prayer, Praise,  
Worship, & The Word"

Dr. Henry P. Davis III, Pastor

[www.fbhp.org](http://www.fbhp.org)

## BAPTIST

## BAPTIST

### First Baptist Church of College Park

Welcomes You Where Jesus  
Christ Is Lord and King  
Stephen L. Wright, Sr., Pastor

5018 Lakeland Road

College Park, MD 20740

**301-474-3995**

[www.fbc-cp.org](http://www.fbc-cp.org)

Sunday School 9:30a.m.

Sunday Worship 11a.m.

Holy Communion 1st Sunday

Wednesday Bible Study 7-8p.m.

Wednesday Prayer Service 8p.m.

**Church Directory Advertisements are paid ads.**

**Please call the Prince George's Post today and have your Church information published in our Directory. Call Today! 301-627-0900**

## THE PRINCE

## GEORGE'S

## POST

## CALL

**301-627-0900**

## FAX

**301-627-6260**

Editorials &

Calendar

EMAIL:

[PGPOST@GMAIL.COM](mailto:PGPOST@GMAIL.COM)

## Have a Safe

## Weekend

## Remember,

## Don't

## Drink

## Alcohol and

## Drive!

## LEGALS

### MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on February 6th, 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# 5590 1999 CADILLAC Seville-V8  
VIN# 1G6KY5490XU916898  
FITZGERALD AUTO MALL  
34 HUDSON STREET  
ANNAPOLIS

LOT# 5772 1998 MERCEDES-BENZ E 320  
VIN# WDBJF65F6WA642582  
CLASSIC AUTO REPAIR  
11725 PIKA DRIVE  
WALDORF

LOT# 5795 2001 MERCEDES-BENZ E 320  
VIN# WDBJF82J01X061489  
LUCKY'S COMPLETE CAR CARE CENTER  
6830 BALT ANNAPOLIS RD  
LINTHICUM

LOT# 5797 2005 NISSAN Murano-V6  
VIN# JN8AZ08W35W427085  
SAVCO AUTO/DLT  
1701 EAST JOPPA RD  
BALTIMORE

LOT# 5799 1993 TOYOTA Pickup  
VIN# 4TAVN01D0PZ084105  
JB AUTO REPAIR  
7615 K RICKENBACKER DR  
GAITHERSBURG

LOT# 5811B 1972 BRISTOL 24FT MD # ON BOAT: 3183R  
MD # ON RECORD: 2183R  
BALTIMORE YACHT BASIN  
2600 INSULATOR DR  
BALTIMORE

LOT# 5814B 1972 BALBOA 26FT REG# VA 5703B5  
HERRINGTON HARBOR NORTH  
389 DEALE ROAD  
TRACYS LANDING

LOT# 5820 1998 FORD TRUCK Windstar-V6  
VIN# 2FMZA5147WBC50552  
TIKO TIRE & AUTO SERVICE  
5000 WABASH AVE  
BALTIMORE

LOT# 5828 2003 MAZDA Mazda6-4 Cyl.  
VIN# 1YVFP80C335M40777  
OVERLEA AUTO SERVICES  
6601 BELAIR ROAD  
BALTIMORE

LOT# 5829 2001 INFINITI I30-V6  
VIN# JNKCA31A41T041216  
ALTERNATIVE MOTORS  
9615 LANHAM SEVERN RD  
SEABROOK

LOT# 5829 2001 INFINITI I30-V6  
VIN# JNKCA31A41T041216  
ALTERNATIVE MOTORS  
9615 LANHAM SEVERN RD  
SEABROOK

LOT# 5834 1987 DODGE CONQUEST  
VIN# JJ3CC54N6HZ026082  
ABSOLUTE PRO-FORMANCE  
3306C BALTIMORE BLVD  
FINKSBURG

LOT# 5835 2005 NISSAN Altima-V6  
VIN# 1N4BL11DX5C115028  
BEST AUTO BODY, INC  
3600 DOLFIELD AVE  
BALTIMORE

LOT# 5836 1998 MERCEDES-BENZ C Class  
VIN# WDBHA23G0WA594627  
MMACO COLLISION REPAIR & AUTO PAINTING  
8184 BEECHCRAFT AVE  
GAITHERSBURG

LOT# 5837 2007 DODGE Charger-V6  
VIN# 2B3KA43GX7H796723  
PEDLAR'S AUTO BODY  
9611 LANHAM SEVERN RD  
SEABROOK

LOT# 5837 2007 DODGE Charger-V6  
VIN# 2B3KA43GX7H796723  
PEDLAR'S AUTO BODY  
9611 LANHAM SEVERN RD  
SEABROOK

LOT# 5838 1999 JEEP Grand Cherokee-6 Cyl.  
VIN# 1J4GW5855XC630986  
DARCARS CHRYSLER JEEP  
DODGE MARLOW HT  
5060 AUTH WAY  
MARLOW HEIGHTS

LOT# 5839 1999 DODGE TRUCK Durango-V8  
VIN# 1B4HS28Y1XF565784  
DARCARS CHRYSLER JEEP  
DODGE MARLOW HT  
5060 AUTH WAY  
MARLOW HEIGHTS

LOT# 5840 2001 TOYOTA Avalon-V6  
VIN# 4T1BF28B41U134993  
MARLBORO AUTO BODY, INC  
15229 MARLBORO PIKE  
UPPER MARLBORO

LOT# 5841 2008 CHEVROLET Malibu-4 Cyl.  
VIN# 1G1ZH57B884202067  
MARLBORO AUTO BODY, INC  
15229 MARLBORO PIKE  
UPPER MARLBORO

LOT# 5843 2005 NISSAN Xterra-V6  
VIN# 5N1AN08UX5C646709  
ANTWERPEN SECURITY NISSAN  
1701 WOODLAWN DR  
BALTIMORE

LOT# 5844 1985 VOLKSWAGON GOLF  
VIN# 1VWBA0176FV002054  
BEST FOREIGN CARS  
223 RITCHIE HWY  
SEVERNA PARK

LOT# 5846 1998 SUZUKI GSXR  
VIN# JS1GN78A7W2102263  
LEE GREY CYCLE SOLUTIONS LLC  
619F HAMPTON PARK BLVD  
CAPITAL HEIGHTS

LOT# 5847 2005 MAZDA MPV-V6  
VIN# JM3LW28A850535158  
HUGOS AUTO BODY  
7544 OGDEN DR  
CLINTON

LOT# 5900T 1973 ASTRO MFG CO VALLEY FORGE  
VIN# 73-4462  
LYONS CREEK ESTATES  
1007 LOWER PINDELL RD  
LOTHIAN

LOT# 5902B 1979 TROJAN 32FT MD# 4869BE  
COVE POINT MARINE TRANSPORT  
6029 HERRING BAY RD BOX 2  
DEALE

LOT# 5903B 1981 SEARAY 25FT 5IN  
MD# 3856AJ  
COVE POINT MARINE TRANSPORT  
6029 HERRING BAY RD BOX 2  
DEALE

LOT# 5904B 1966 CHRIS CRAFT COMMANDER 27FT  
MD# 8217CB  
COVE POINT MARINE TRANSPORT  
6029 HERRING BAY RD BOX 2  
DEALE

LOT# 5905B 1976 EGG HARBOR SPORT FISH 30FT 2IN  
OFFICIAL # 911770 "ISABELLA"  
MD# 8208BP  
COVE POINT MARINE TRANSPORT  
6029 HERRING BAY RD BOX 2  
DEALE

TERMS OF SALE: CASH PUBLIC SALE  
The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.  
610 Bayard Road  
Lothian, MD 20711  
410-867-9079

102972 (1-19,1-26)

# CLASSIFIEDS

## AUCTIONS

Wanted To Purchase Antiques & Fine Art, 1 item Or Entire Estate Or Collection, Gold, Silver, Coins, Jewelry, Toys, Oriental, Glass, China, Lamps, Books, Textiles, Paintings, Prints almost anything old Evergreen Auctions 973-818-1100. Email evergreenauctions@hotmail.com

5,106±sf Multipurpose Bldg., 0.9505± Acres Newbern Loop, Gainesville, VA. Prince William County Foreclosure AUCTION: Thur, Dec 8, 12pm Terms, photos online: [www.countsauction.com](http://www.countsauction.com) 800-780-2991 VAAF93

AUCTION - Construction Equipment & Trucks, December 9, 9 AM, Richmond, VA. Excavators, Dozers, Dumps & More. Accepting Items Daily. Motley's Auction & Realty Group, 804-232-3300, Error! Hyperlink reference not valid., VAAL #16

## BUSINESS OPPORTUNITY

A COKE & M&M Vending Route! MUST SELL 100% Financing w/g/c. Do you earn \$2k week? Locations available in your area. 1-800-367-2106 Ext 9

PLACE YOUR AD IN THE MDDC STATEWIDE CLASSI-

## BUSINESS OPPORTUNITY

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## FURNITURE

"Bedroom Set 8 Pieces Solid Wood Cherry 1150 Ultra Deluxe Pillow Top mattress 650! furniture is brand new & must go! easily over 2k in stores! Can Deliver! Please call 301-830-8377 ask for Steve!"

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Top Pay On Excellent Runs! Regional Runs, Steady Miles, Frequent Hometime, New Equipment. Automatic Detention Pay! CDL-A, 6mo. Experience required. EEOE/AAP 866-322-4039 [www.Drive4Marten.com](http://www.Drive4Marten.com)

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HURRY GOING FAST!! LAST 13 LOTS!! HUNTING CREEK WATERFRONT PROPERTY LOWEST PRICE EVER - \$65,000.00 NAVIGABLE TO THE CHESAPEAKE BAY PAVED ROADS, LAND-SCRAPED CALL TODAY! Located in Beautiful VA (757) 710-3827; Email: [wadavis3@hotmail.com](mailto:wadavis3@hotmail.com)

## MISCELLANEOUS

AIRLINE MECHANIC - Train for high paying Aviation Maintenance Career. FAA approved program. Financial aid if qualified - Job placement assistance. CALL Aviation Institute of Maintenance (866) 823-6729.

## MISCELLANEOUS TRAINING

## MISCELLANEOUS TRAINING

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20 ACRE FORECLOSURES Near Booming El Paso, Texas. Was \$16,900 Now \$12,900 \$0 Down, take over payments, \$99/mo. Beautiful views, owner financing. FREE map/pictures 1-800-343-9444

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Over 500 Vacation Homes from Duck to Corolla, Oceanfront to Soundfront, Private Pools, Hot Tubs, Pets and More...

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**1-855-721-6332**

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\*Information subject to change without notice. Please see a community sales associate for full details. Community pool pictured above.

[www.HeronBayDE.com](http://www.HeronBayDE.com)



**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,  
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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.**

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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.

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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.**  
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 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**

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

In the Matter of:  
**Tonya Lashawn Harmon, Minor**

**Guardianship No. GD-10212**

**ORDER OF PUBLICATION**

A petition for the guardianship of the person of a minor child, namely **Tonya Lashawn Harmon** an infant male born on November 23, 2008 at North Carolina to Juana M. Harmon and FATHER UNKNOWN having been filed, it is this 12th day of January, 2012.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, FATHER UNKNOWN of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, FATHER UNKNOWN is hereby notified to show cause on or before the 19th day of April, 2012, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

102965 (1-19,1-26,2-2)

**NOTICE**

IN THE MATTER OF:  
**Blessing Ezenwanyi Lopez-Devictoria**

FOR THE CHANGE OF NAME TO:  
**Blessing Ezenwanyi Azurunwa**

In the Circuit Court for Prince George's County, Maryland  
**Case No. CAE 11-37666**

A Petition has been filed to change the name of Blessing Ezenwanyi Lopez-Devictoria to Blessing Ezenwanyi Azurunwa.

The latest day by which an objection to the Petition may be filed is February 7, 2012.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102954 (1-19)

**NOTICE**

IN THE MATTER OF:  
**ABIODUN ADETAYO ALAWODE**

FOR THE CHANGE OF NAME TO:  
**ABIODUN ADETAYO OLAJIRE**

In the Circuit Court for Prince George's County, Maryland  
**Case No. CAE 11-38392**

A Petition has been filed to change the name of Abiodun Adetayo Alawode to Abiodun Adetayo Olajire.

The latest day by which an objection to the Petition may be filed is February 7, 2012.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102958 (1-19)

**NOTICE**

IN THE MATTER OF:  
**Dotria Marie Larker**

FOR THE CHANGE OF NAME TO:  
**Dontria Marie Larker**

In the Circuit Court for Prince George's County, Maryland  
**Case No. CAE 11-37996**

A Petition has been filed to change the name of Dotria Marie Larker to Dontria Marie Larker.

The latest day by which an objection to the Petition may be filed is February 13, 2012.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102968 (1-19)

**NOTICE**

IN THE MATTER OF:  
**BOIKAI BOLEY FOFE**

FOR THE CHANGE OF NAME TO:  
**BOAKAI FOFE BOLEY**

In the Circuit Court for Prince George's County, Maryland  
**Case No. CAE 11-37862**

A Petition has been filed to change the name of Boikai Boley Fofe to Boakai Fofe Boley.

The latest day by which an objection to the Petition may be filed is February 7, 2012.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102956 (1-19)

**LEGALS**

**NOTICE TO CONTRACTORS**

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Edmonston Pressure Conduit (Access Vaults), Contract Number 869-H (C), will be received until February 10, 2012, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Fifty Dollars (\$150.00) will be charged for the purchase of the contract documents, which are available for review on January 23, 2012, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "C" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

| QUANTITY | UNIT | DESCRIPTION   |
|----------|------|---|
| 1        | LS   | Construction Stakeout   |
| 1        | LS   | Mobilization  |
| 100      | CY   | Test Pit Excavation   |
| 24       | LF   | 15 Inch RCP Class IV  |
| 1        | EA   | Standard WR Inlet Minimum Depth                                       |
| 40       | LF   | 12 Inch Pipe Slope Drain  |
| 1,200    | LF   | Silt Fence  |
| 160      | LF   | Super Silt Fence  |
| 2,200    | LF   | Sediment Removal  |
| 160      | SY   | Stone for Sediment Control  |
| 5        | EA   | Access Vaults   |
| 1        | LS   | Maintenance of Stream Flow  |
| 100      | SF   | Trowel Grade Mortar Repairs-Type 2<br>Concrete Repair-Contingent Item |
| 100      | SF   | Trowel Grade Mortar Repairs-Type 1<br>Concrete Repair-Contingent Item |
| 110      | LF   | Removal of Existing Steel Pipe Railing                                |
| 50       | LF   | Remove and Replace Curb & Gutter                                      |
| 80       | LF   | 8 Foot Black Vinyl Coated Chain Link Fence                            |
| 25       | SY   | Placing Furnished Topsoil 6 Inch Depth                                |
| 150      | LG   | Temporary Seeding   |
| 2,940    | SY   | Temporary Mulching  |
| 5,690    | SY   | Turfgrass Establishment   |
| 1        | LS   | Heavy Duty Composite Sluice Gate – Outfall                            |
| 1        | LS   | Aluminum Catwalk & Railing – Outfall                                  |
| 1        | EA   | Portable Generator  |
| 1        | EA   | Portable Valve Operator   |
| 1        | LS   | Conduit Video   |

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Edmonston Pressure Conduit (Access Vaults), Contract No. 869-H (C)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on January 30, 2012, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

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

102873 (1-19,1-26,2-2)

**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 |
|---------------------|--|--|-------------------------|
| OCS-11-0003         | Rough Grading for the District VII Police Station "EXTENDED" | Pre-Proposal Conference: Occurred Opening: 2/20/12 @ 3:00 p.m. | \$55.00                 |
| S12-032             | Medical Interpretation of X-Rays "EXTENDED"                  | Pre-Proposal Conference: Occurred Opening: 1/24/12 @ 3:00 p.m. | \$ 5.50                 |
| S12-012             | Deposition Reporting and Transcription Services "EXTENDED"   | Pre-Proposal Conference: Occurred Opening: 2/6/12 @ 3:00 p.m.  | \$ 5.50                 |
| C12-020             | Work Uniforms  | Pre-Bid: 2/1/12 @ 10:00 a.m. Opening: 2/27/12 @ 3:00 p.m.      | \$ 5.50                 |
| S12-021             | Rubble Disposal Facility                                     | Pre-Bid: 1/26/12 @ 10:00 a.m. Opening: 2/23/12 @ 3:00 p.m.     | \$ 5.50                 |
| C12-003             | Corrugated Metal Pipe and High Density                       | Pre-Bid: 1/31/12 @ 10:00 a.m. Opening: 2/28/12 @ 3:00 p.m.     | \$ 5.50                 |

**PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION**

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

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

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website [www.princegeorgescountymd.gov](http://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

102966 (1-19)

**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)

**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**

3301 HUNTLEY SQUARE DRIVE UNIT C-2  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Zula M. Morrison, dated November 24, 2008 and recorded in Liber 30201, Folio 132 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$115,788.93, and an original interest rate of 1.970%, 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 **FEBRUARY 7, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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 \$11,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

102870 (1-19,1-26,2-2)

**LEGALS**

Kathy Brissette-Minus, Esquire  
Law Office of Kathy  
Brissette-Minus, LLC  
9701 Apollo Drive, Suite 230  
Largo, MD 20774

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**GREGORY ZANGER WILSON**

Notice is given that Kimberly Nicole Anderson whose address is 3105 Clifton Drive, Highland Village, TX 75077 was on September 27, 2011 appointed personal representative of the small estate of Gregory Zanger Wilson who died on June 16, 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.

KIMBERLY NICOLE ANDERSON  
Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**BONNIE ASHTON-BROOKS**

Notice is given that Michael R. Brooks whose address is 4700 Halloron Court, Upper Marlboro, MD 20772 was on November 18, 2011 appointed personal representative of the small estate of Bonnie Ashton-Brooks who died on November 1, 2011, without a will.

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

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

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

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

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

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

MICHAEL R. BROOKS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20772  
Estate No. 88593  
102951 (1-19)

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773  
Estate No. 88988  
102874 (1-19)

**LEGALS**

## McCabe, Weisberg &amp; 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

9117 Little Stone Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Jamah Hawes, dated May 15, 2006, and recorded in Liber 25226 at folio 542 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

**FEBRUARY 7, 2012**

**AT 9:42 AM**

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

LOT 3, IN BLOCK, "E", AS SHOWN ON A PLAT ENTITLED "PLAT OF CORRECTION, PLAT FIVE, FRAN-DEL SUBDIVISION" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 130 PLAT NO 99.

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 \$45,000.00 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

102866 (1-19,1-26,2-2)

**LEGALS**

## McCabe, Weisberg &amp; 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

16319 Pewter Lane, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Angela G Holland, dated July 13, 2007, and recorded in Liber 28786 at folio 059 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

**FEBRUARY 7, 2012**

**AT 9:45 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHTEEN (18) IN BLOCK C IN THE SUBDIVISION KNOWN AS "PLAT FOUR RIDGEVIEW ESTATES ADDITION" AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK 127 AT PLAT 28.

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 \$23,000.00 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 8.44% 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

102867 (1-19,1-26,2-2)

**LEGALS****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:

**WEDNESDAY, FEBRUARY 1, 2012**  
**7:00 P.M.**

**HARMONY HALL REGIONAL CENTER**  
**10701 LIVINGSTON ROAD**  
**FORT WASHINGTON, MARYLAND 20744**

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

102871 (1-19,1-26)

**NOTICE TO CONTRACTORS**

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Hot Mix Asphalt Resurfacing and Related Improvements – 3 Contracts, Contract Number 867-H (D), will be received until February 17, 2012, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on January 23, 2012, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The proposed contract consists of one (1) Bid Package with Proposal Forms for three (3) Groups, A, B and C. The bidders are required to fill-in and submit all three (3) Proposals with their bid package to be qualified for the award of only one (1) contract out of the three (3) proposals. The estimated value of each Group is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved for each Group are as follows:

**Group A:**

| QUANTITY | UNIT | DESCRIPTION                                   |
|----------|------|---|
| 14,000   | TON  | Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22   |
| 4,500    | SY   | Full Depth Patching                           |
| 95,000   | SY   | Milling Hot Mix Asphalt Pavement, One Inch    |
| 5,600    | SY   | Residential and Commercial Driveway Entrances |
| 32,000   | LF   | 5 Inch Yellow Thermoplastic Pavement Marking  |
| 32,000   | LF   | 5 Inch White Thermoplastic Pavement Marking   |
| 8,000    | LF   | Remove and Replace Concrete Curb and Gutter   |
| 12,000   | SF   | Remove and Replace Concrete Sidewalk          |

**Group B:**

| QUANTITY | UNIT | DESCRIPTION                                   |
|----------|------|---|
| 9,000    | TON  | Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22   |
| 4,500    | SY   | Full Depth Patching                           |
| 92,000   | SY   | Milling Hot Mix Asphalt Pavement, One Inch    |
| 1,500    | SY   | Residential and Commercial Driveway Entrances |
| 18,000   | LF   | 5 Inch Yellow Thermoplastic Pavement Marking  |
| 18,000   | LF   | 5 Inch White Thermoplastic Pavement Marking   |
| 5,000    | LF   | Remove and Replace Concrete Curb and Gutter   |
| 15,000   | SF   | Remove and Replace Concrete Sidewalk          |

**Group C:**

|        |     |   |
|--------|-----|---|
| 5,000  | TON | Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22    |
| 4,000  | TON | Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22   |
| 2,000  | SY  | Full Depth Patching                           |
| 54,000 | SY  | Milling Hot Mix Asphalt Pavement, One Inch    |
| 1,750  | SY  | Residential and Commercial Driveway Entrances |
| 7,000  | LF  | 5 Inch Yellow Thermoplastic Pavement Marking  |
| 7,000  | LF  | 5 Inch White Thermoplastic Pavement Marking   |
| 3,750  | LF  | Remove and Replace Concrete Curb and Gutter   |
| 15,500 | SF  | Remove and Replace Concrete Sidewalk          |

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Hot Mix Asphalt Resurfacing and Related Improvements – 3 Contracts, Contract Number 867-H (D)".

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on February 3, 2012, at 11:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

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

102872 (1-19,1-26,2-2)