

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY ROBERT SIMON

Notice is given that Robert Michael Simon whose address is 6116 Quebec Place, Berwyn Heights, MD 20740 was on June 17, 2011 appointed personal representative of the small estate of Gregory Robert Simon, who died on July 31, 2008, without a will.

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

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

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

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

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

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

ROBERT MICHAEL SIMON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 87650
101642 (7-14)

NOTICE

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

Substitute Trustees

vs.

PAULISHA L. LATTY
6302 Joe Klutsch Drive
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-04930

Notice is hereby given this 30th day of June, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6302 Joe Klutsch Drive, Fort Washington, MD 20744, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 1st day of August, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of August, 2011, next.

The Report of Sale states the amount of sale to be One Hundred Fifty Eight Thousand and 00/100 Dollars (\$158,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101585 (7-7,7-14,7-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHEILA LOVE

Notice is given that Genevieve M. DeWeaver, whose address is 108 Schuyler, Apt. #31, Silver Spring, MD 20901 was on June 21, 2011 appointed personal representative of the estate of Sheila Love, who died on February 22, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 21st day of December, 2011.

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

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

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

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

GENEVIEVE M. DEWEAVER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 87837
101640 (7-14,7-21,7-28)

NOTICE

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

Substitute Trustees

vs.

VENUS FRANKLIN BUGGIE
7315 Calder Drive
Capitol Heights, MD 20743-3419

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-01971

Notice is hereby given this 1st day of July, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7315 Calder Drive, Capitol Heights, MD 20743-3419, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 1st day of August, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of August, 2011, next.

The Report of Sale states the amount of sale to be One Hundred Twenty Five Thousand, Two Hundred and 00/100 Dollars (\$125,200.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101584 (7-7,7-14,7-21)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

CB-1-2011 (DR-2) - AN ORDINANCE CONCERNING MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION - PRINCE GEORGE'S COUNTY DISTRICT COUNCIL - DELEGATION OF POWERS for the purpose of making clarifying amendments to the County law regarding the exercise of certain powers of the District Council by municipal corporations. **ENACTED: 5/2/2011; EFFECTIVE: 6/20/2011**

CB-23-2011 - AN ACT CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of approving the Prince George's County portion of the Maryland-National Capital Park and Planning Commission budget and making appropriations and levying certain taxes for Fiscal Year 2012 for the Maryland-National Capital Park and Planning Commission, pursuant to the provisions of Article 28 of the Annotated Code of Maryland, as amended ("Article 28"). **ENACTED: 5/26/2011; SIGNED 6/10/2011; EFFECTIVE: 7/1/2011**

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Ingrid M. Turner, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

Copies of these documents may be obtained from the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952 3600, TDD 301-925-5167.

THE
PRINCE
GEORGE'S
POST

Wishes Everyone

a Safe Weekend

REMEMBER

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DRINK AND

DRIVE!

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301-627-0900

FAX:

301-627-6260

LEGALS

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
 C/o Law Office of William M. O'Connell, LLC
 3604 Eastern Avenue, Suite 300
 Baltimore, Maryland 21224

Plaintiff

vs.

 Alfred A. Bell, Jr., and Patricia O. Bell, and Virginia Mortgage Investment Company, Incorporated, Lender, and Lewis W. Russell, Trustee, and Lela Constance Russell, Trustee, and William L. Walde, Trustee, and Prince George's County, Maryland and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 05 of Prince George's County, described as follows: Account No. 040714-8; known as Lot 27 in Block B in Section 2 in the Subdivision known as 'Tantallon South'.

Street address of 707 East Tantallon Drive, Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-14382

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101559 (6-30,7-7,7-14)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
 C/o Law Office of William M. O'Connell, LLC
 3604 Eastern Avenue, Suite 300
 Baltimore, Maryland 21224

Plaintiff

vs.

 Donald L. Frederick, Jr., and Old Line Bank, Lender, and Christine M. Rush, Trustee, and Joseph E. Burnett, Trustee, and Prince George's County, Maryland and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 12 of Prince George's County, described as follows: Account No. 134111-4; known as Lot 26, Block J, Section 2 in Subdivision known as 'Stonegate'.

Street address of 4011 Payne Drive, Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-14377

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101554 (6-30,7-7,7-14)

Morton N. Goldstein, Esquire
 Attorney at Law
 14801 Cobblestone Drive
 Silver Spring, Maryland 20905
 301-384-8362

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**BONITA H VALIEN,
 ALSO KNOWN AS BONITA
 HARRISON VALIEN AND
 BONITA VALIEN**

Notice is given that Morton N. Goldstein, whose address is 14801 Cobblestone Drive, Silver Spring, Maryland 20905 was on June 2, 2011 appointed personal representative of the estate of Bonita H. Valien, also known as Bonita Harrison Valien and Bonita Valien who died on May 18, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of December, 2011.

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

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

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

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

MORTON N. GOLDSTEIN
 Personal Representative

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

Estate No.87654

101543 (6-30,7-7,7-14)

NOTICE

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

vs.

Kayla V Roach

Defendant

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

Civil No. CAE 11-06942

ORDERED, this 28th day of June, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1001 Chillum Road Apartment 413, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of July, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of July, 2011, next.

The report states the amount of sale to be \$204,372.07.

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101566 (6-30,7-7,7-14)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GEORGE R POMETTO

Notice is given that Robert Pometto, whose address is 7410 Quaking Drive, Sunderland, Maryland 20689 was on June 13, 2011 appointed personal representative of the estate of George R Pometto who died on March 17, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of December, 2011.

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

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

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

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

ROBERT POMETTO
 Personal Representative

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

Estate No.87763

101541 (6-30,7-7,7-14)

NOTICE

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

vs.

Salena A. Lockhart

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-10173

ORDERED, this 22nd day of June, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3812 Crystal Lane, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of July, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of July, 2011, next.

The report states the amount of sale to be \$178,192.49.

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

True Copy—Test:
 Marilynn M. Bland, Clerk

101539 (6-30,7-7,7-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARY E. KERR

Notice is given that Catherine K. Gvozden, whose address is 505 Thistledown Court, Millersville, MD 21108 was on June 14, 2011 appointed personal representative of the estate of Mary E. Kerr who died on May 11, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of December, 2011.

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

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

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

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

CATHERINE K. GVOZDEN
 Personal Representative

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

Estate No.87788

101572 (6-30,7-7,7-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JUSTIN BEAU WILLIAMS

Notice is given that Joan Em Joyce, whose address is 10602 Manor Lake Terrace, Mitchellville, MD 20721 was on June 7, 2011 appointed personal representative of the estate of Justin Beau Williams who died on May 26, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 7th day of December, 2011.

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

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

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

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

JOAN EM JOYCE
 Personal Representative

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

Estate No. 87722

101544 (6-30,7-7,7-14)

NOTICE

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

vs.

Barbara L. Hammond

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-01276

ORDERED, this 23rd day of June, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10119 Prince Place, Unit 401, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of July, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of July, 2011, next.

The report states the amount of sale to be \$166,208.07.

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

True Copy—Test:
 Marilynn M. Bland, Clerk

101540 (6-30,7-7,7-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOHN BARRY BADINI

Notice is given that James Lipiano, whose address is 3611 Old Washington Road, Waldorf, MD 20602 was on June 16, 2011 appointed personal representative of the estate of John Barry Badini who died on March 28, 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.

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

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

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

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

JAMES LIPIANO
 Personal Representative

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

Estate No.87311

101542 (6-30,7-7,7-14)

LEGALS

The Prince George's

Post

Newspaper

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Everyone

a Safe

Weekend

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LEGALS

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O'Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs. Plaintiff

Gene J. Sementilli, and
Prince George's County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 14 of Prince George's County, described as follows: Account No. 170238-0; known as Lot 13, in Block 282 in the subdivision known as "Belair Town". Street address of 12760 Millstream Drive, Bowie, MD 20715

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 11-14373

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101548 (6-30-7-7-14)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O'Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs. Plaintiff

Frank Tippet Partnership, a
Maryland Limited Partnership, and
Prince George's County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 11 of Prince George's County, described as follows: Account No. 114715-6; known as Parcel 8, Grid A3, Map 127. Street address of 10606 Frank Tippet Road, Cheltenham, MD 20623

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 11-14378

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101557 (6-30-7-7-14)

subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101556 (6-30-7-7-14)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O'Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs. Plaintiff

Timothy L. Chamberlain, and
DJB Profit Sharing Fund, Inc.,
Lender, and
BancStar Title, LLC, Lender, and
Prince George's County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 09 of Prince George's County, described as follows: Account No. 086063-5; known as Parcel 27, Grid F4, Map 115. Street address of 9517 Temple Hill Road, Clinton, MD 20735

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 11-14379

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101557 (6-30-7-7-14)

PRINCE GEORGE'S
POST NEWSPAPER
301-627-0900

LEGALS

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O'Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

vs. Plaintiff

Zenith Properties, LLC and
Prince George's County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 20 of Prince George's County, described as follows: Account No. 223077-9; known as Lot 15, Block 33, as shown on a Plat entitled, 'Section Thirteen CARROLLTON'. Street address of 7309 Good Luck Road, Hyattsville, MD 20784

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 11-14380

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101558 (6-30-7-7-14)

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)
JULY 26, 2011

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

TRANSFER OF LOCATION

Robert T. Spearman, President/ Secretary for a Class B, Beer and Wine License for the use of Spearman, Inc., t/a Ledo's Pizza & Pasta, 10201 Martin Luther King Highway, Bowie, 20720 transfer of location from Emily's Restaurant, Inc., t/a Emily's Restaurant, 2065 E. University Blvd., Hyattsville, 20783, Jorge A. Vasquez, President/Secretary/ Treasurer, Isilda A. Vasquez, Assistant Secretary.

Jorge A. Vasquez, President/Secretary/ Treasurer for a Class B, Beer, Wine and Liquor License for the use of Emily's Restaurant, Inc., t/a Emily's Restaurant, 2065 E. University Blvd., Hyattsville, 20783 transfer of location from Spearman, Inc., t/a Ledo's Pizza & Pasta, 10201 Martin Luther King Highway, Bowie, 20720, Robert T. Spearman, President/Secretary/ Treasurer/

Theodore R. Spiropoulos, President, William Edward Torres, Vice President, Demetrios P. Spiropoulos, Secretary/Treasurer for a Class D, Beer and Wine License for the use of Pete and Sons, Inc., t/a Dumm's Corner Market, 4705 Queensbury Road, Riverdale Park, 20737 transfer of location from Pete and Sons, Inc., t/a Dumm's Corner Market, 4700

Riverdale Road, Riverdale, 20737, Theodore P. Spiropoulos, President, Nick J. Kokonis, Vice President, Georgia P. Sotitiou, Secretary, Demetrious P. Spiropoulos, Treasurer.

NEW

Georgia Sotiriou, President, Linda S. Anders, Vice President, Mike Sotitiou, Secretary/ Treasurer for a New Class B, Beer and Wine License for the use of GEMIS, Inc., t/a Dumm's Pizza and Subs, 4700-4704 Riverdale Road, Riverdale Park, 20737.

Hakan Ilhan, President/Treasurer, Raul E. Cruz, Secretary for a New Class B, Beer and Wine License for the use of Old Line Enterprises, Inc., t/a Plaza Autentica, 8300 Baltimore Avenue, College Park, 20740.

Judy Ann Barragan, President, Esteban Andres Barragan, Vice President, for a New Class B, Beer and Wine License for the use of Pizza Latina, Inc., t/a Pizza Latina, 4817 Allentown Road, Suitland, 20746.

Lisa Watts, Authorized Person for a Class B, Race Track, Beer, Wine and Liquor License for the use of Prince George's Racing Ventures, LLC, t/a Finish Line Bar, 6336 Rosecroft Drive, Fort Washington, 20744.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, July 26, 2011. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
June 15, 2011

101608 (7-7-14)

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

Notice of Public Hearing

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on July 28, 2011 and will be heard on September 27, 2011. Those licenses are:

Class B, Beer and Wine – 17 BW 24

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

Public Hearings are also scheduled for August 3, 2011 and August 10, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
July 1, 2011

101607 (7-7-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOAN H MCNAIR

Notice is given that Aaron D. McNair whose address is 1206 Castlewood Drive, Upper Marlboro, MD 20774 was on June 27, 2011 appointed personal representative of the small estate of Joan H. McNair who died on March 18, 2009, with a will.

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

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

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

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

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

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

AARON D. MCNAIR
Personal Representative

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

101641 Estate No. 87889 (7-14)

ORDER OF PUBLICATION

U.S. LIENS, LLC.
P.O. Box 352
Gambrells, Maryland 21054

vs. Plaintiff

ROGERS MORGAN
5904 Middleton Lane
Temple Hills, Maryland 20748

and

LYNNHILL CONDOMINIUM

Care of: Nagle & Zaller, P.C.
Craig B. Zaller, Partner
7226 Lee Deforest Drive, Suite 102
Columbia, Maryland 21046

and

UNKNOWN OWNER OF PROPERTY 3107 Good Hope Avenue, Unit N-303, Temple Hills, Map 80, Grid A4, Subdivision 5375, Acct No. 06-0611624, the unknown owner's, heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

UNKNOWN OWNER OF PROPERTY 3107 Good Hope Avenue, Unit N-303, Temple Hills, Map 80, Grid A4, Subdivision 5375, Acct No. 06-0611624, the unknown owner's, heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

and

THE COUNTY OF PRINCE GEORGE'S

Serve on: Stephanie Anderson
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in 3107 Good Hope Avenue, Unit N-303, Temple Hills

Defendants

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

CAE 11-14639

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 3107 Good Hope Avenue, Unit N-303, Temple Hills, Acct No. 06-0611624, and assessed to Rogers Morgan, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

3107 Good Hope Avenue, Unit N-303, Temple Hills, District 06, Map 080, Grid A4, Subdivision 5375, Acct No.: 0611624

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 28th day of June, 2011, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three (3) successive weeks, before the 22nd day of July, 2011, warning all persons interested in said property to be and appear in this Court by the 30th day of August, 2011, and redeem the property, 3107 Good Hope Avenue, Unit S-705, Temple Hills, Account No. 06-0613380, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff, U.S. LIENS, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101587 (7-7-14,7-21)

NOTICE

BROOKSIDE PARK
CONDOMINIUM, INC

vs. Plaintiff

JAMES E. PARKER, JR.

Defendant

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

Case No. CAE 11-01271

Notice is hereby given this 8th day of July, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 526 Wilson Bride Drive, #D-1, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Marilyn J. Brasier, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of August, 2011; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 8th day of August, 2011; next.

The report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior recorded Deed of Trust, dated September 24, 2007, recorded November 11, 2007, among the Land Records of Prince George's County, in Liber 28922, folio 001, having an unpaid balance of \$157,480.35 as of the date of sale and a possible judgment lien held by the State of Maryland, having an original amount of \$1,099.12, being the highest bid received for the property.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101638 (7-14,7-21,7-28)

LEGALS

ORDER OF PUBLICATION

U.S. LIENS, LLC.
P.O. Box 352
Gambrells, Maryland 21054

vs. Plaintiff

JONATHAN ARMSTEAD
3103 Good Hope Avenue,
Unit S 705, Hillcrest Heights,
Maryland 20748

and

UNKNOWN OWNER OF PROPERTY 3103 Good Hope Avenue, Unit S-705, Temple Hills, Map 80, Grid A4, Subdivision 5375, Acct No. 06-0613380, the unknown owner's, heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

and

THE COUNTY OF PRINCE GEORGE'S

Serve on: Stephanie Anderson
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in 3103 Good Hope Avenue, Unit S-705, Temple Hills

Defendants

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

CAE 11-14407

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 3103 Good Hope Avenue, Unit S-705, Temple Hills, Acct No. 06-0613380, and assessed to Jonathan Armstead, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

3103 Good Hope Avenue, Unit S-705, Temple Hills, District 06, Map 080, Grid A4, Subdivision 5375, Acct No.: 0613880

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 28th day of June, 2011, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three (3) successive weeks, before the 22nd day of July, 2011, warning all persons interested in said property to be and appear in this Court by the 30th day of August, 2011, and redeem the property, 3103 Good Hope Avenue, Unit S-705, Temple Hills, Account No. 06-0613380, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff, U.S. LIENS, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
3112 Irma Court, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Wanda Pope Stanley, dated January 15, 2009, and recorded in Liber 30457 at folio 218 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

JULY 26, 2011
AT 12:00 NOON

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

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: UNIT 3112, PHASE 16, BUILDING C4, "WINDSOR CROSSING CONDOMINIUM", A CONDOMINIUM REGIME ESTABLISHED BY WINDSOR VILLA, LLC, AS PER DECLARATION DATED 7/11/03 AND RECORDED 7/28/03 IN LIBER 17790 AT FOLIO 531 (AND AS FURTHER AMENDED), AND AS PER CONDOMINIUM PLAT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 200 AT PLAT 82

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 \$21,000.00 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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H.G. O'SULLIVAN
AND ERIN M. BRADY

as Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101575 (7-7,7-14,7-21)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7822 CHAPEL COVE DRIVE
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Sylvia D. Scott, dated April 8, 2005 and recorded in Liber 22130, Folio 608 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,000.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 26, 2011 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$21,000.00 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

101577 (7-7,7-14,7-21)

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

3008 NORTH DALE LANE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Ndeye Fatsy Diouf, dated January 30, 2007 and recorded in Liber 027212, Folio 0342 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, and an original interest rate of 7.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 19, 2011 AT 11:00 AM.

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

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

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

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

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

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

101573 (6-30,7-7,7-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1308 VAN BUREN DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Cecilia Perkins-Brooks, dated January 30, 2008 and recorded in Liber 29552, Folio 598 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 19, 2011 AT 11:00 AM.

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

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

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

101533 (6-30,7-7,7-14)

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

7304 OLIVE BRANCH WAY
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Eugeny I. White, dated May 24, 2007 and recorded in Liber 27990, Folio 390 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$600,000.00, and an original interest rate of 6.500%, 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 JULY 19, 2011 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more full 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 \$59,000.00 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

101534 (6-30,7-7,7-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

8340 VERONA DRIVE
NEW CARROLLTON, MD 20874

Under a power of sale contained in a certain Deed of Trust from Carlos A. Sorto and Gladys Sorto, dated February 27, 2007 and recorded in Liber 27411, Folio 309 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 19, 2011 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101536 (6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 3508 Mabank Lane, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Linda Williams, dated June 16, 2008, and recorded in Liber 29809 at folio 657 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

AUGUST 1, 2011
 AT 12:00 NOON

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED THIRTY-TWO (32), IN BLOCK NUMBERED ONE HUNDRED FIFTY-SEVEN (157), ON A CERTAIN PLAT OF SUBDIVISION ENTITLED "SUBDIVISION PLAT, MEADOW BROOK AT BELAIR, SECTION, 48", RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK W.W.W. 48, AT FOLIO 51

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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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

101627 (7-14,7-21,7-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 7757 Greymont Street, Palmer Park, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Davida M White, dated August 18, 1998, and recorded in Liber 12414 at folio 221 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

AUGUST 1, 2011
 AT 12:03 PM.

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

LOT NUMBERED SEVENTY-FOUR (74), IN BLOCK NUMBERED SEVEN (7), IN THE SUBDIVISION KNOWN AS "PLAT NO. THREE, SECTION TWO, PALMER PARK"

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 \$6,000.00 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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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

101625 (7-14,7-21,7-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 5213 Newton Street, Unit T-3,
 Bladensburg, Maryland 20710

By virtue of the power and authority contained in a Deed of Trust from Linquire D Wilson, dated May 31, 2006, and recorded in Liber 25500 at folio 387 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

AUGUST 1, 2011
 AT 12:06 PM.

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

CONDOMINIUM UNIT NUMBERED T-3 LOCATED AT 5213 NEWTON STREET, ESTABLISHED PURSUANT TO THE HORIZONTAL PROPERTY ACT OF THE STATE OF MARYLAND KNOWN AS AND CALLED "BLADENWOODS"

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 \$9,000.00 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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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.,
 as Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101624 (7-14,7-21,7-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 1836 Metzertott Road, Unit 1119, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Dawn M Smith, dated August 15, 2006, and recorded in Liber 25940 at folio 238 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

AUGUST 1, 2011
 AT 12:09 PM.

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND BEING MORE PARTICULARLY DESCRIBED AS: UNIT 1119 CONDOMINIUM STYLED PRESIDENTIAL TOWERS CONDOMINIUM EAST

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 \$16,000.00 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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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

101623 (7-14,7-21,7-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 3122 Brinkley Road, #303, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Julian Cooper and Tonja R Goard, dated August 31, 2006, and recorded in Liber 26041 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

AUGUST 1, 2011
 AT 12:15 PM

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

UNIT 303, IN BUILDING NO. 4, OF A PLAN OF CONDOMINIUM ENTITLED "HUNTCREST CONDOMINIUM".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 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

101650 (7-14,7-21,7-28)

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

8662 BRAE BROOKE DRIVE
 LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Mohamed Barrie, dated January 26, 2007 and recorded in Liber 27259, Folio 139 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$267,750.00, and an original interest rate of 3.500%, 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 AUGUST 2, 2011 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$31,500.00 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

101632 (7-14,7-21,7-28)

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 NEWSPAPER

CALL 301-627-0900 OR FAX 301-627-6260

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

8704 RIGGS RD
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Judith A. Ogwumike, dated September 14, 2007 and recorded in Liber 28717, Folio 033 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$356,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 19, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$42,500.00 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

101564

(6-30,7-7,7-14)

LEGALS

McCabe, Weisberg & Conway, LLC

8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
533 Wilson Bridge Drive # B2,
Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Sonya M Ransome, dated January 26, 2007, and recorded in Liber 27238 at folio 609 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

JULY 15, 2011
AT 12:00 NOON

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

UNIT NUMBERED 6732 B2, BUILDING NUMBERED 4, IN A HORIZONTAL PROPERTY REGIME KNOWN AS "WILSON BRIDGE CONDOMINIUM", AS SHOWN ON A PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "WILSON BRIDGE UNIT NUMBERED 6732 B2, BUILDING NUMBERED 4, 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 APPURTANT TO SAID UNIT AS SUCH INTEREST MAY BE LAWFULLY REVISED OR AMENDED FROM TIME TO TIME PURSUANT TO THE MASTER DEED.

TO HAVE AND TO HOLD, ALL AND SINGULAR, THE PREMISES HEREIN DESCRIBED TOGETHER WITH THE APPURTENANCES, UNTO THE GRANTEE(S) AND TO THE GRANTEE(S) PROPER USE AND BENEFIT FOREVER.

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 \$15,000.00 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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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

101537

(6-30,7-7,7-14)

NOTICE

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

Substitute Trustees

vs.

JOHN R. CUYLER, JR.
4845 River Valley Way
Bowie, MD 20720

and

H.T. BROWN REAL ESTATE, INC.
6301 Stevens Forest Road, Suite 150
Columbia, MD 21046-3221

Defendant(s)

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

Case No. CAE 11-10571

Notice is hereby given this 8th day of July, 2011, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4845 River Valley Way, Bowie, MD 20720, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 8th day of August, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of August, 2011, next.

The Report of Sale states the amount of sale to be Eighty Thousand and 00/100 Dollars (\$80,000.00).

NOTICE

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

Substitute Trustees

vs.

ESTATE OF DONNELL MCDANIEL,
PERSONAL REPRESENTATIVE
YOLANDA WILLIAMS
9021 Loughran Road
Fort Washington, MD 20744

and

OPHELIA L. MCDANIEL
9021 Loughran Road
Fort Washington, MD 20744

Defendant(s)

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

Case No. CAE 11-05520

Notice is hereby given this 8th day of July, 2011, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9021 Loughran Road, Fort Washington, MD 20744, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 8th day of August, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of August, 2011, next.

The Report of Sale states the amount of sale to be One Hundred Twenty Seven Thousand, Five Hundred and 00/100 Dollars (\$127,500.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101639

(7-14,7-21,7-28)

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

True Copy—Test:
Marilynn M. Bland, Clerk
101652

(7-14,7-21,7-28)

LEGALS

McCabe, Weisberg & Conway, LLC

8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
1033 Saint Michaels Drive, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Emmanuel Nzerem and Euphemia Nzerem, dated August 28, 2006, and recorded in Liber 26163 at folio 688 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

AUGUST 1, 2011
AT 12:12 PM.

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

LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "D", IN THE SUBDIVISION KNOWN AS "ENTERPRISE KNOLLS CLUSTER"

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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

101622

(7-14,7-21,7-28)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8408 BELDING COURT
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Juanita Cheney and Patrick Cheney, dated December 1, 2005 and recorded in Liber 24501, Folio 040 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$200,000.00, and an original interest rate of 6.600%, 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 **JULY 19, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$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

101535

(6-30,7-7,7-14)

THE PRINCE

GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

101565 (6-30,7-7,7-14)

LEGALS

MECHANIC'S LIEN SALE

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

**JULY 17, 2011
AT 10:00 A.M.**

Hope Auto Repair, Capitol Heights, MD 20747

**2004 TOYOTA
VIN: 4T1BE30K14U284469**

**1999 HONDA
VIN: 1HGCG1655XA027055**

**2004 BENZ
VIN: WDBUF65J84A486320**

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

Terms of Sale—CASH.
Lienor reserves the right to bid.

101621 (7-7,7-14)

NOTICE

**IVERSON SQUARE
CONDOMINIUM**

Plaintiff

vs.

ARTHUR P. MCINTYEE

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-18963**

Notice is hereby given this 30th day of June, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 3844 28th Avenue, Temple Hills, Maryland 20748, which is the subject of these proceedings, made and reported by Marilyn J. Brasier, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of August; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 1st day of August, 2011; next.

The report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior recorded Deed of Trust, March 26, 2004, recorded May 7, 2004, among the Land Records of Prince George's County, in Liber 19469, folio 413, having an unpaid balance of \$55,024.34 as of the date of sale, a prior judgment lien held by St. John Properties, Inc., having an unpaid balance of \$88,113.23 as of the date of sale and a prior recorded federal tax lien having an original sum of \$30,479.83, being the highest bid recived for the property.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101589 (7-7,7-14,7-21)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital- Maryland, LLC
C/o Law Office of William M. O'Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

Jerry Blunn, Jr., and
Chrysler First Financial Services Corp, and
Edward S. Cohn, Trustee, and
Household Finance Corporation, Lender, and
Mortgage Two Corporation, Trustee, and
GE Mortgage Services, LLC, Lender, and
Joseph V. Buonassissi, II, Substitute Trustee, and
Richard E. Henning, Jr., Substitute Trustee, and
Richard A. Lash, Substitute Trustee, and
Mary Snyder Barry, Substitute Trustee, and
Keith M. Yacko, Substitute Trustee, and
Household Finance Corp III, Lender, and
Wachovia Bank, National Association, Lender, and
Elizabeth Zajic, Trustee, and
Michael D. Clark, Lender, and
Theresa A. Clark, Lender, and
Richard B. Starkey, Trustee, and
Tucker V. Clagett, Trustee, and
Gray Sky Holdings, LLC, and
Prince George's County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 17 of Prince George's County, described as follows: Account No. 185070-0; known as Lot Number 16 in Block 2, in the subdivision known as 'Miller Estates'.
Street address of 6302 Balfour Dr.,Hyattsville, MD 20782

Defendants

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

CAE 11-14374

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101569 (6-30,7-7,7-14)

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 secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on July 29th, 2011. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

**LOT# 5455 1997 PETERBILT
CONVENTIONAL
VIN# 1XP5DR9XXVN432134
CROPPER'S INC
10013 OLD OCEAN CITY BLVD
BERLIN**

**LOT# 5465 2003 CADILLAC
CTS-V6
VIN# 1G6DM57N030112244
MCDOWELL BROTHERS, INC
11722 LANCELOT DR
WALDORF**

**LOT# 5507 1995 FORD TRUCK
Bronco-V8
VIN# 1FMEU15H2SLA42665
CARZONE USA, INC
5928 REISTERSTOWN RD
BALTIMORE**

**LOT# 5508 2002 JAGUAR XK8-
V8
VIN# SAJDA42C42NA30383
BUTRICK AUTOMOTIVE
4265 HAWTHORNE RD
INDIAN HEAD**

**LOT# 5509 1995 MERCEDES-
BENZ E300
VIN# WDBEB31E6SC086717
AL'S AUTO SERVICE
3329 SUPERIOR LANE
BOWIE**

**LOT# 5510 2003 CHEVROLET
TRUCK Suburban-V8
VIN# 3GNFK16Z03G330891
JOEVIC AUTO SERVICE
1510 WHITELOCK ST
BALTIMORE**

**LOT# 5603B 1999 DONZI 21FT
3IN
MD# 8269BE
JACKSON MARINE SALES
230 RIVERSIDE DR
NORTH EAST**

**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**

101648 (7-14,7-21)

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

**901 MILLPONDS COURT
MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Lonzena B. Jones, dated August 26, 1994 and recorded in Liber 9767, Folio 636 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$141,100.00, and an original interest rate of 8.500%, 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 **AUGUST 2, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$11,000.00 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

101628 (7-14,7-21,7-28)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
2843 Powder Mill Road, Hyattsville, Maryland 20783**

By virtue of the power and authority contained in a Deed of Trust from Domingo A Rodriguez Martinez and Maritza U Rodriguez, dated March 27, 2006, and recorded in Liber 25721 at folio 724 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

**AUGUST 1, 2011
AT 12:12 PM.**

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

**LOT NUMBERED 7 IN BLOCK LETTERED "A" IN THE SUBDIVISION
KNOWN AS "KNOLLWOOD ESTATES" AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 27 AT PLAT NO. 75 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 \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

101644 (7-14,7-21,7-28)

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

**3404 37TH AVENUE
BRENTWOOD, MD 20722**

Under a power of sale contained in a certain Deed of Trust from Rosa Delgado Pena and Candido A. Contreras, dated June 29, 2007 and recorded in Liber 28361, Folio 165 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 7.375%, 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 **AUGUST 2, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$31,000.00 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

101635 (7-14,7-21,7-28)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

**7983 RIGGS ROAD UNIT # 10
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Susana Caldwell, dated August 23, 2006 and recorded in Liber 25924, Folio 736, and re-recorded at Liber 31660, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,000.00, and an original interest rate of 7.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 2, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$19,000.00 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

101634 (7-14,7-21,7-28)

LEGALS

MOTOR VEHICLE AUCTION

Pursuant to Article 25-207 of the Maryland Motor Vehicle Laws, the following vehicles will be sold at Public Auction on **Friday, August 12, 2011** at the Prince George's County Abandoned Vehicle Team, 4920 Ritchie Marlboro Road, Upper Marlboro, Maryland.

Registration is from 7:30 A.M. to 9:30 A.M. **REGISTRATION WITH A VALID DRIVER'S LICENSE OR IDENTIFICATION CARD IS REQUIRED TO ENTER.** No person under the age of sixteen (16) will be admitted.

FAILURE TO FOLLOW AUCTION RULES AND REGULATIONS WILL RESULT IN REMOVAL FROM THE PROPERTY AND NO ADMITTANCE TO FUTURE AUCTIONS.

ALL VEHICLES SOLD “AS IS” WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED. VIEWING/INSPECTION OF VEHICLES FOR SALE PERMITTED THE DAY OF AUCTION ONLY.

ALL VEHICLES UPON WHICH YOU SUCCESSFULLY BID MUST BE PAID FOR NO LATER THAN 2 P.M. THE DAY OF THE AUCTION. Methods of payment are cash, certified check, money order or Discover Credit Card. Failure to remove purchased vehicles from the lot by 3:00 P.M. Friday, August 19, 2011 will result in additional towing and storage fees or forfeiture.

REMOVAL OF VEHICLES BY APPROVED TOWING ONLY.

NO REPAIRS OF ANY KIND PERMITTED ON THE LOT.

Prince George's County is not bound by the stated year of vehicle. These described motor vehicles have been declared abandoned under the provisions of the Transportation Articles 25-202 to 25-208 inclusive of the Maryland Motor Vehicle Laws, 1985, and have been taken into custody by the Prince George's County Police Department or the Department of Environmental Resources and stored. Efforts to identify and locate the owner(s) and/or secured parties have been unsuccessful. This notice is to inform the owner(s) and/or secured parties that they may exercise their right to reclaim said vehicles within twenty-one (21) days of the date of this notice. All charges and costs resulting from the towing, storage and notification are the responsibility of the owner(s) and/or secured parties. Failure to reclaim a vehicle within the twenty-one (21) days from the date of this notice is deemed to be a waiver of all rights, interest and title and consent to sale at Public Auction under Title 25-207 or to be otherwise disposed of as provided by Law. Prince George's County reserves the right to bid on any of the below described motor vehicles.

To reclaim a motor vehicle, interested parties may contact:

ABANDONED VEHICLE TEAM
 4920 Ritchie Marlboro Road
 Upper Marlboro, Maryland 20772
 PHONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE, INC.

Immediately following the vehicle auction miscellaneous items will be auctioned in lots. Items may be, but are not limited to tools, car seats, toys and other items removed from vehicles. All miscellaneous items on which you successfully bid must be paid for and removed from the property no later than 2:00 p.m. AUGUST 12, 2011. Methods of payment are cash, certified check, money order or Discover Credit Card.

The Property Standards Division of the Department of Environmental Resources 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. If you are disabled and in need of assistance during the auction, you must contact the Abandoned Vehicle Team no later than August 4, 2011 for arrangements.

LOT #	YR.	MAKE	BODY	V.I.N.
D6418N	1989	FLEETWOOD	TL	1EA1C2420K1144957
D5992D	1991	ACURA	4D	JH4KA765XMC035620
D6153H	1996	ACURA	4D	JH4UA3659TC005878
D6216H	1990	ACURA	2D	JH4DA9350LS066923
D6330G	1999	ACURA	4D	19UUA5646XA047464
D6336K	1994	ACURA	2D	JH4DC4450RS029939
D6363L	1991	ACURA	4D	JH4KA7677MC013737
D6009C	1994	BMW	4D	WBAHE6322RGF28227
D6060E	1997	BMW	4D	WBADD632XVBW13242
D6084F	1990	BMW	4D	WBAHD2314LBF66095
D6402E	1986	BMW	4D	WBAAE5409G1691219
D5983A	2000	BUICK	4D	1G4HP54K6Y4206091
D6034D	1995	BUICK	2D	1G4GD22K5S54725825
D6108G	1996	BUICK	4D	2G4WB52K9T1412082
D6163G	1986	BUICK	4D	1G4AH19X4GT453738
D6302J	2002	BUICK	4D	1G4HP54K02U154335
D6309J	1997	BUICK	4D	1G4CW52K3V4653571
D6322G	1995	BUICK	4D	1G4HP52L4SFH410240
D6329F	1997	BUICK	4D	1G4HP52K1VH448861
D5972A	1992	CADILLAC	4D	1G6CD53B5N4339951
D5976B	1998	CADILLAC	4D	1G6K554Y3WU907247
D6018D	1999	CADILLAC	4D	1G6KY5496XU922513
D6088E	1993	CADILLAC	2D	1G6EL129XPU615093
D6124G	2002	CADILLAC	MP	1GYEK63N62R265007
D6136G	1989	CADILLAC	4D	1G6CB5158K4201903
D6175E	1997	CADILLAC	4D	1G6KS52Y7VU829332
D6196D	1996	CADILLAC	4D	1G6KS52Y1TU830991
D6199F	1994	CADILLAC	4D	1G6KD52B8RU314996
D6303J	1994	CADILLAC	4D	1G6KD52B0RU277362
D6307J	2000	CADILLAC	4D	1G6KS54Y4YU332319
D6312J	1995	CADILLAC	4D	1G6KS52YXSU815775
D6314J	1998	CADILLAC	4D	1G6KD54Y5WU792290
D6392L	1990	CADILLAC	4D	1G6CD5331L4299924
D5944A	1990	CHEVROLET	4D	1G1BN54E4L4100879
D5979B	2002	CHEVROLET	MP	1GNCS18W62K138291
D5982A	1995	CHEVROLET	4D	2G1WL52M4S1150935
D5996D	2005	CHEVROLET	4D	2G1WFS52E159357630
D6016C	1991	CHEVROLET	MP	1GNEV16K6MF147696
D6026C	1995	CHEVROLET	VN	1GCEG25Z6SF185420
D6030D	2002	CHEVROLET	4D	2G1WF55K82963015
D6050E	1989	CHEVROLET	VN	2GBEG25K6K4111993
D6066F	2005	CHEVROLET	4D	1G1ZS52F15F323471
D6068F	1998	CHEVROLET	PU	1GCDT19X4W8248826
D6074F	1994	CHEVROLET	VN	1GCEG25HIRF144078
D6075F	2002	CHEVROLET	2D	2G1WX15K129376312
D6086F	1999	CHEVROLET	VN	1GCDM19W6XB191733
D6090A	1999	CHEVROLET	4D	2G1WL52M9X9232782
D6129H	1999	CHEVROLET	2D	1G1J1C242X7115727
D6143H	1995	CHEVROLET	VN	1GCDM19W9SB166110
D6144E	2003	CHEVROLET	4D	2G1WH55K039136724
D6156G	1995	CHEVROLET	2D	1G1LV15M7S3256760
D6173G	1985	CHEVROLET	PU	1GCHC34W9FS106020
D6188C	1995	CHEVROLET	MP	1GNDT13W052142149
D6218F	1998	CHEVROLET	4D	1G1JF52T2W7143841
D6263I	1995	CHEVROLET	PU	1GCFK29K2SE237549
D6283I	2003	CHEVROLET	VN	1GCGG25U731123990
D6287I	2000	CHEVROLET	VN	1GNDX03E8YD222799
D6291J	1990	CHEVROLET	2D	1G1YY2387L5105319
D6316I	1997	CHEVROLET	MP	1GNDT13W8VK249034
D6319J	1980	CHEVROLET	2D	1Z37JAB461721
D6358L	1997	CHEVROLET	2D	2G1FP22K3V2105405
D6366K	2001	CHEVROLET	MP	1GNEK13T41J113013
D6390L	2004	CHEVROLET	VN	1GNDX03EX4D185538
D6405B	1998	CHEVROLET	MP	1GNDT13W9W2259928
D6020D	1994	CHRYSLER	4D	2C3CE156F7RH154319
D6326D	1997	CHRYSLER	2D	3C3EL45HXV7541696
D6348L	1999	CHRYSLER	4D	2C3HC56G9XH805986
D6353J	1996	CHRYSLER	4D	2C3HD56F5TH174036
D6395K	2004	CHRYSLER	MP	2C8GM68484R315488
D6413M	1996	CHRYSLER	4D	1C3EJ56H4TN106301
D6414P	2000	CHRYSLER	4D	1C3EJ46X4YN275971
D5948A	1997	DODGE	4D	1B3EJ46X0VN597631
D6012C	1999	DODGE	VN	2B4FP25B6XR379966
D6046E	2001	DODGE	4D	1B3ES46C11D113993
D6047E	1999	DODGE	4D	1B3EJ46X2XN517460
D6077D	1999	DODGE	VN	2B4FP2533XR466166
D6103N	1997	DODGE	VN	2B5WB33Z0VVK505970
D6116E	1998	DODGE	VN	1B4GP54L1WB719344

LEGALS

D6186C	1997	DODGE	4D	2B3HD46T7VH581758
D6244I	2000	DODGE	4D	1B3E546CXYD527364
D6256E	1996	DODGE	VN	2B4GP45R21R736566
D6286I	1995	DODGE	VN	2B4GH2538SR150921
D6308J	1998	DODGE	VN	2B4GP45GXWR722448
D6313I	1994	DODGE	VN	2B4GH2531RR759245
D6365K	2001	DODGE	4D	1B3EJ46UX1N536853
D6374K	2000	DODGE	2D	4B3AU42N5YE010515
D6377I	2000	DODGE	4D	1B3EJ46X1YN130495
D6385L	2003	DODGE	4D	2B3HD46R83H570513
D6387K	2000	DODGE	VN	2B4GP44G5YR672823
D6389L	2002	DODGE	4D	2B3AD46RX2H310422
D6409M	2006	DODGE	4D	1B3EL46RX6N218163
D6276N	1996	DORSEY	TL	1DVT11Z23TA242848
D5946B	1996	FORD	MP	1FMDU35P4TUC73514
D5947B	1994	FORD	2D	1FALP6248RH110617
D5950A	1998	FORD	4D	1FAFP52U8WA222815
D5968A	1998	FORD	4D	1FAFP52U2WA114769
D5981A	1999	FORD	4D	1FAFP53S1XA193611
D5993C	2002	FORD	MP	1FMZU73E42UA53982
D6008C	1998	FORD	4D	1FAFP52S8WG233762
D6011D	1998	FORD	MP	1FMYU24X0WUC14574
D6040E	1994	FORD	PU	1FTCR10U5RBP03608
D6042E	1999	FORD	MP	1FMZU34EXXUB68617
D6044F	1999	FORD	4D	1FAFP53U9XG168809
D6048E	1996	FORD	2D	1FALP4044TF134651
D6049E	2001	FORD	4D	2FAFP73W81X144094
D6054N	2001	FORD	VN	1FBSS31L71HA34392
D6059E	1997	FORD	SW	1FALP57UXVA156150
D6085F	1998	FORD	4D	1FAFP52U9WA131570
D6104G	1999	FORD	VN	2FMZA5249XBC03541
D6117F	1997	FORD	VN	1FMDA41X5VZA05257
D6123G	2004	FORD	4D	2FAFP71W64X173438
D6134G	2000	FORD	MP	1FMFU18L4YLA96028
D6135G	2000	FORD	MP	1FMPU16L3YLA87893
D6168G	1992	FORD	4D	1FALP5246NA201088
D6177D	1999	FORD	4D	2FAFP71W9XX137313
D6187C	1995	FORD	4D	1FALP52U05A135813
D6207G	2001	FORD	4D	1FAFP34PX1W245777
D6215F	1992	FORD	VN	1FDEE14NXNHA86196
D6217N	1983	FORD	VN	1FTJS34L7DHA40216
D6259I	2002	FORD	4D	1FAFP33P12W130200
D6266I	1992	FORD	PU	1FTEX14N9NKA69018
D6274N	1999	FORD	VN	1FBSS31S1XHB26694
D6285I	1997	FORD	MP	1FMDU34X4VUC62632
D6310I	1995	FORD	MP	1FMEU15H1SLA87726
D6335K	1994	FORD	PU	1FTCR14X9RTA97629
D6338K	1995	FORD	VN	1FDEE14H7SHB95544
D6350K	2001	FORD	4D	2FAFP71W41X190590
D6376J	2000	FORD	MP	1FMRU1668YLB39022
D6380L	1996	FORD	VN	2FMDA514XTBC09807
D6394K	1998	FORD	MP	1FMZU34X7WUA50590
D6425M	1998	FORD	4D	2FAFP71W9WX156832
D6430P	1998	FORD	4D	1FAFP52U6WA125922
D6433M	1997	FORD	MP	1FMDU34X1VZA18830
D5984A	1998	GMC	PU	1GTEC19WXWE521488
D6154H	2000	GMC	VN	1GKDM19W3YB524704
D6223C	2003	GMC	MP	1GKEK13V1J321349
D6400I	1994	GMC	VN	1GDEG25K0RF510717
D5966B	1998	HONDA	4D	2HGEJ6620WH521885
D6013D	1991	HONDA	4D	1HGCB7668MA085232
D6083F	1989	HONDA	4D	1HGCA5641KA108983
D6095B	1999	HONDA	4D	1HGCC1650XA037590
D6170H	1993	HONDA	4D	1HGCB7678PA115794
D6195C	1989	HONDA	2D	JHMCA546KKC015482
D6205H	2000	HONDA	4D	1HGCC6657YA018999
D6300J	1995	HONDA	4D	1HGCE6665SA027593
D6331J	1993	HONDA	2D	1HGEJ1264PL040201
D6337L	1991	HONDA	SW	1HGCB9851MA018391
D6345L	1992	HONDA	2D	JHMBA8141NC000132
D6351L	1991	HONDA	4D	1HGCB7567MA143798
D6399H	1987	HONDA	4D	1HGCE4639HA071095
D6432P	2002	HONDA	2D	1HCGC32772A029031
D6434P	2001	HONDA	4D	1HGCC66501A016291
D6000D	2004	HYUNDAI	4D	KMHFU45E44A299286
D6416P	2010	HYUNDAI	SW	KMHD8BAE4AU063158
D6221E	1997	INFINITY	4D	JNKCA21D3VT401036
D6317J	1988	JAGUAR	4D	SAJHV1642JC503234
D5960B	1996	JEEP	MP	1J4GZ58S7TC173745
D6120H	1996	JEEP	MP	1J4GZ58SXTC165915
D6179G	2001	JEEP	MP	1J4GW48S01C670913
D6277N	2000	KAWASAKI	MC	JKAZX4J15YA003204
D6015C	2006	KIA MOTORS	4D	KNAFE121X65229267
D5975B	1996	LEXUS	4D	JT8BD42S5T0118812
D6035D	1993	LEXUS	4D	JT8UF11E1P0169632
D6412M	1992	LEXUS	4D	JT8UF11E3N0133728
D6420P	1993	LEXUS	4D	JT8JS47E3P0043750
D6102H	1998	LINCOLN	4D	1LNFMM97V7WY671479
D6162G	1997	LINCOLN	4D	1LNLMM97V9VY657908
D6178H	1998	LINCOLN	4D	1LNFMM81W3WY708491
D6204H	2000	LINCOLN	4D	1LNMHM82W4YY796512
D6417M	1965	LINCOLN	4D	5Y86N426685
D6423M	1965	LINCOLN	4D	5Y86N418034
D5971A	1996	MAZDA	4D	1YVGE22CXT5583245
D5980A	1993	MAZDA	4D	JM1HD4619P0201548
D5997D	1997	MAZDA	4D	1YVGE22C5V5631933
D5999C	1990	MAZDA	2D	JM1NA3514L0139459
D6150H	1998	MAZDA	4D	JM1BC1413W0202381
D6157G	2001	MAZDA	4D	JM1TA222711700128
D6341K	1999	MAZDA	4D	1YVGF22C8XS5869520
D6359L	1998	MAZDA	4D	JM1BC1417W02010555
D6383K	1991	MAZDA	4D	JM1BG2247M0296625
D6408A	1993	MAZDA	2D	JM1FD3317P0207189
D5969B	2002	MERCURY	4D	1MEFM50U42A648676
D6146H	1990	MERCURY	4D	2MECM75F2LX661007
D6261H	2005	MERCURY	MP	M2DU86W6XU5J09625
D6321I	1999	MERCURY	4D	2MEFM74W2XX669970
D6360L	1993	MERCURY	4D	3MAPM10J2PR600336
D5978B	1991	MERCEDES-BENZ	4D	WDBDA28D4MF795458
D6202E	1997	MERCEDES-BENZ	4D	WDBJF55F8V379472
D6364K	1996	MERCEDES-BENZ	4D	WDBJF55F0TJ021490
D6396K	1997	MERCEDES-BENZ	4D	WDBJF55F8VA328831
D6411M	1991	MERCEDES-BENZ	4D	WDBCA24E8MA566367
D5962A	2003	MITSUBISHI	4D	4A3AJ26I3XU090092
D6055F	2001	MITSUBISHI	4D	4A3AA46H71E080209
D6160H	1996	MITSUBISHI	2D	4A3AK4Y3TE370210
D6334K	1998	MITSUBISHI	4D	4A3AJ56G0WE003430
D6381L	2000	MITSUBISHI	4D	4A3AA46K0FE004350
D6415P	1995	MITSUBISHI	MP	JA4MR41H3SJ004344
D5949B	2001	NISSAN	4D	3N1CB51D21L494620
D6029D	1993	NISSAN	4D	1N4BU31F9PC219152
D6089E	1993	NISSAN	4D	JN1EB31F2PU511185
D6149G	1994	NISSAN	4D	JN1HJ01FXRNT036821
D6185H	1992	NISSAN	4D	JN1HJ01F6NT017381
D6230I	2000	NISSAN	4D	1N4DL01D8YC151288
D6342K	1993	NISSAN	4D	1N4BU31F7PC173711
D6361L	2005	NISSAN	4D	1N4BA41E25C847881
D6373L	1995	NISSAN	MP	JN8HD17Y453W053491
D6141H	1984	OLDSMOBILE	2D	1G3AR47AXR8321935
D6093K	1994	OLDSMOBILE	4D	1G3WH455MXRD387321
D6357E	1990	PLYMOUTH	4D	1P3XA46K0LF797413
D6200H	1997	PLYMOUTH	VN	2P4FE2536VR423523
D6043F	1998	PONTIAC	4D	1G2HZ52K2WH201821
D6169H	2001	PONTIAC	4D	1G2WP55FK1F171794
D6289J	1997	PONTIAC	VN	1GMDX06E3VD157680
D6386L	2001	PONTIAC	4D	1G2NF52T31M538778
D6398I	2000	SAAB	2D	Y53D278H8Y7004320
D5769F	1994	SATURN	4D	1G8ZK5577RZ250844
D6401G	1999	SATURN	SW	1G8ZJ8274XZ230709
D5967B	1993	SUBARU	SW	JF1GF2440PG812895
D6021D	1998	SUBARU	SW	4S3BG6857W7618682
D6093F	1996	SUBARU	4D	4S3BD4354T7900262
D6406B	1990	SUBARU	4D	1F1BC6522LK636771
D5952A	1993	TOYOTA	4D	JT25K1E24P0512707
D5987C	1999	TOYOTA	4D	4T1BF18B1XU347712
D5989C	1991	TOYOTA	VN	JT3AC12R7M0028353
D6038B	2001	TOYOTA	4D	4T1BG22K41U082982

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 15714 Dorset Road Apartment T2, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from David V Gonzalez, dated March 19, 2008, and recorded in Liber 29505 at folio 356 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

JULY 26, 2011
 AT 12:09 PM.

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

UNIT NO. TWO HUNDRED ELEVEN (211) IN BUILDING NO. SIXTEEN (16) IN A CONDOMINIUM KNOWN AS "BROOKMILL CONDOMINIUM" AS ESTABLISHED BY A CONDOMINIUM PLAT RECORDED IN PLAT BOOK NLP 112, AS PLATS 80 THROUGH 94, BOTH INCLUSIVE, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION AND BY-LAWS OF BROOKMILL CONDOMINIUM RECORDED IN LIBER 5528 AT FOLIO 319.

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 \$21,000.00 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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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.,
 as Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101615 (7-7,7-14,7-21)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

7300 GEORGIAN DRIVE
 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from William F. Martin and Lenetta R. Martin, dated July 24, 2006 and recorded in Liber 25799, Folio 248 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$495,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 19, 2011 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$52,000.00 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

101531 (6-30,7-7,7-14)

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

11231 RAGING BROOK DRIVE UNIT # 240B
 BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Antoinette Sykes, dated October 17, 2006 and recorded in Liber 26611, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$202,700.00, 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 JULY 19, 2011 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$19,000.00 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

101528 (6-30,7-7,7-14)

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

TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8201 RIVER PARK ROAD
 BOWIE, MD 20715

Under a power of sale contained in a certain Declaration, dated April 4, 2000 and recorded in Liber 13818, Folio 503 among the Land Records of Prince George's County, Maryland, and lien under the Maryland Contract Lien Act, default having occurred under the terms thereof, the 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 JULY 19, 2011 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Declaration Beneficiary, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate stated in the Declaration from the date of foreclosure auction to the date funds are received in the office of the 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 beneficiary 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 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 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 amounts due under the Declaration with the beneficiary including, but not limited to, determination of whether the obligor entered into any repayment agreement, reinstated or paid off the amounts due 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

101567 (6-30,7-7,7-14)

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

8110 BIRD LANE
 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Katherine M. Reade, dated February 28, 2005 and recorded in Liber 21919, Folio 724 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,800.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 19, 2011 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$16,000.00 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

101529 (6-30,7-7,7-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

8115 STEVE DRIVE
 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Lavita P. Evans and William A. Mahoney, dated December 15, 2006 and recorded in Liber 026685, Folio 0344 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,350.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 26, 2011 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101576 (7-7,7-14,7-21)

LEGALS

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

TRUSTEE'S SALE

Of valuable, improved real estate, located at 554 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. Beverly A. Banks, Case No: CAE-09-32040, 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:

AUGUST 1, 2011 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 554 Wilson Bridge Drive, #B-2, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit Numbered 6755/B2 in Building Numbered Eighteen (18) "WILSON BRIDGE CONDOMINIUM", a Condominium as defined and set forth in a Declaration of Condominium recorded among the Land Records of Prince George's County, Maryland in Liber 4156 folio 711 as amended from time to time. Said Unit is delineated on that certain Condominium Plat entitled "WILSON BRIDGE CONDOMINIUM", as recorded in Condominium Plat Book WWW 82 at plats 12 et seq. 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 state-ment 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 and 00/100 Dollars (\$6,000.00), 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 Trust-ees 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.

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 Marilyn J. Brasier, Trustee, at the above captioned address.

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101646 (7-14-7-21,7-28)

ENACTED BILL

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

PUBLIC NOTICE

This is to give notice that Council Bill-24-2011 a summary of which follows, was adopted by the Prince George's County Council on May 26, 2011.

CB-24-2011 - AN ACT CONCERNING FISCAL YEAR 2011-2012 APPROPRIATIONS for the purpose of making appropriations for the support of the County government and for the Prince George's Community College and for the schools, institutions, departments, offices, boards, commissions, and agencies of Prince George's County, and for other purposes, for the fiscal year beginning July 1, 2011, and ending June 30, 2012; adopting the current expense budget, the capital improvement program, and the capital budget prepared according to the Charter of Prince George's County and submitted by the County Executive to the County Council; appropriating the items of expense in said current expense budget, establishing rates of reimbursement for subsistence expenses for employees of the County; providing for the inclusion of all State, Federal and private grants received subsequent to adoption of the current expense budget; imposing the applicable income and special area tax rates under the public general laws and public local laws of Maryland; all to be known as the Annual Budget and Appropriation Ordinance of Prince George's County for Fiscal Year 2011-2012. **ENACTED: 5/26/2011; SIGNED: 6/10/2011; EFFEC-TIVE: 7/1/2011**

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Ingrid M. Turner, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

Copies of this document may be obtained from the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952 3600, TDD (301) 925 5167.)

101637 (7-14)

LEGALS

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

TRUSTEE'S SALE

Of valuable, improved real estate, located at 582 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. Stacey D. Kent, Case No: CAE-11-11151, defend-ant 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:

AUGUST 1, 2011 AT 2:15 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 improve-ments thereon, being generally known as 582 Wilson Bridge Drive, #B-2, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit numbered and lettered in 6783-B2 in building numbered 21 in a horizontal property regime known as "WILSON BRIDGE CONDO-MINIUM", as shown on a plat recorded in plat book WWW 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 dated November 7, 1972, recorded among said land records in liber 4156 at folio 711, and including the fee in an undivided interest in the common elements at said regime appurtenant to said unit as such interest may be lawfully revised or amended from time to time pursuant to said master deed. Said property being locat-ed 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 announce-ments 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 and 00/100 Dollars (\$6,000.00), 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 avail-able 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 pos-session 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, regu-lar 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.

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 pur-chaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the depos-it, 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 Marilyn J. Brasier, Trustee, at the above captioned address.

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101645 (7-14-7-21,7-28)

LEGALS

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
OCS 09-0002	Blower Flare Station Expansion at Brown Station Road Landfill "EXTENDED"	Pre-Bid Conference: Occurred Opens: 07/19/11 @ 3:00 p.m.	\$55.00
S09-101	Custodial Services for Various County Location "EXTENDED"	Pre-Bid Conference: Occurred Opens: 7/29/11 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

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

101651 (7-14)

NOTICE TO CONTRACTORS

- 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 Fee-In-Lieu Road Improvements at Various Locations, Contract Number 865-H (D), will be received until August 12, 2011, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on July 18, 2011, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.
- The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
2,500	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
22,000	SY	Full Depth Patching
16,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
8,000	LF	5 Inch Yellow Preformed Reflective Pavement Marking
8,000	LF	5 Inch White Preformed Reflective Pavement Marking
200	LF	Remove and Replace Concrete Curb and Gutter
800	SF	Remove and Replace Concrete Sidewalk
1,000	SY	Shoulder Restoration using Graded Aggregate
500	SY	Shoulder Restoration using Topsoil, Seed and Mulch

- 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 **"Fee-In-Lieu Road Improvements at Various Locations, Contract No. 865-H (D)."**

- 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 August 2, 2011, at 11:00 AM local prevail-ing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

- This project requires 20% MBE subcontracting.

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

101647 (7-14-7-21,7-28)

The Prince George's Post Newspaper

Call (301) 627-0900 or Fax (301) 627-6260

Your Newspaper of Legal Record

Wishing you all a Happy and Safe Weekend!!

Remember, Don't Drink and Drive!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
 2418 Mary Place, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Rhonda K. J. Hall and Charles E. Hall II, dated December 28, 2006, and recorded in Liber 27049 at folio 275 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

JULY 26, 2011
 AT 12:03 PM.

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED THIRTY-FOUR (34), IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "WORRELL'S ADDITION TO LINDA KNOLLS"

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 \$36,000.00 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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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.,
 as Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101574 (7-7,7-14,7-21)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6827 MOUNTAIN LAKE PLACE
 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Festus K. Ibitoye and Olubosola Ibiyemi Ibitoye, dated November 20, 2006 and recorded in Liber 27324, Folio 405 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$221,600.00, and an original interest rate of 6.750%, 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 **JULY 26, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$22,000.00 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

101579 (7-7,7-14,7-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
 1211 Larchmont Avenue, Capital Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Carol Thomas, dated August 9, 2000, and recorded in Liber 13996 at folio 616 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

JULY 26, 2011
 AT 12:06 PM.

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

LOTS 16, 17, 18, 19 AND 20 AND THE REAR 2 FEET OF LOTS 71, 72, 73, 74 AND 75 IN BLOCK 49 IN THE SUBDIVISION KNOWN AS "GREATER CAPITOL HEIGHTS" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK BDS 1 AT 60-65.

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 \$12,000.00 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. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. 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.,
 as Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101612 (7-7,7-14,7-21)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9107 TAYLOR LANE
 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Laarni C. Ruiz and Ariel Ruiz, dated October 30, 2007 and recorded in Liber 30407, Folio 542 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 26, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$44,500.00 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.

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

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

101581 (7-7,7-14,7-21)

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

6606 GATEWAY BOULEVARD
 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Jose A. Miranda-Alvarenga and Mirian Rivera-Abrego, dated December 15, 2006 and recorded in Liber 27002, Folio 398 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 5.500%, 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 **JULY 26, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101578 (7-7,7-14,7-21)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

GREENWAY TRAIL, LOTS 19, 20 & 21
 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Markutter Joyner McIntosh, dated September 21, 2004 and recorded in Liber 20689, Folio 373 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$473,000.00, and an original interest rate of 4.003%, 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 **JULY 26, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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 \$6,000.00 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

101580 (7-7,7-14,7-21)

LEGALS

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding proposed new Rule and Regulation #76

R.R. NO. 76 - Delivery of Alcoholic Beverages

A licensee may only deliver alcoholic beverages off the licensed premises with a prior Letter of Authorization from the Board of License Commissioners. A licensee holds a license with an off sale privilege wishing to deliver alcoholic beverages off the licensed premises must complete an annual Delivery of Alcoholic Beverage Request Form and receive an annual Letter of Authorization from the Board, subject to a public hearing, prior to implementing a delivery process. A hearing is required before an initial Letter of Authorization may be granted and an advertising fee of \$250.00 must accompany the application. Once permission is granted, the following criteria will apply to all such delivery operations:

1. Delivery of alcoholic beverages must take place in Prince George's County, to a person inside a fixed address and can not be made to a licensed premise.
2. Delivery may be made only by employees of the licensee. All employees must be at least 18 years of age. Contract delivery services are not permitted.
3. All persons making deliveries must have a current certification in an approved State of Maryland alcohol awareness program.
4. Deliveries may be made only during hours authorized for the sale of alcoholic beverages allowed by the license.
5. The delivery of alcoholic beverages may be made only to the person placing the order or if the name and age of the person placing the order is established through verification of proper identification at the time of the order, the person placing the order may designate an agent for delivery who is legally allowed to accept delivery.
6. At the time of the order the licensee must obtain the name of the customer, the address where the delivery is to be made, and a phone number to contact the customer. The licensee must also ask the customer whether he/she is 21 years of age or older, and inform the customer that the ordering person must take delivery. If the customer presents proper identification to the licensee in order to designate an agent for delivery in accordance with these rules, the licensee must ask the customer to specify the name and age of majority status of the person who is to take delivery. The licensee shall also inform the customer at the time the order is placed that an acceptable form of identification must be shown at the time of the delivery for every order.
7. At the time of delivery, the person making the delivery, must establish that the customer taking delivery is 21 years of age or older and must note the name of the person taking delivery, the time and date of the sale, and the type of identification used to establish the name and age of the person taking delivery.
8. The licensee is required to maintain accurate records of sales made by delivery of alcoholic beverages off the licensed premises. At the time of delivery, the licensee will obtain the signature of the customer or the person properly designated to take the delivery. The employee making delivery shall verify the accuracy of the information provided by the customer when the order was taken. The signature of the person taking delivery and the notation of the type of identification used to establish the name and age along with the verified information shall be maintained by the licensee for 18 months from the time of delivery. During the monthly inspection of the licensed premises, the licensee shall make delivery records available to the inspector for verification.
9. The Delivery of Alcoholic Beverage approval is an annual process. Letters of Authorization will expire at the end of the license year. An application for renewal shall be due at the time that an application for license renewal is due. In order to renew a Letter of Authorization, a licensee must provide the Board with records of all its current license year deliveries upon submission of the renewal application. Requests to renew Letters of Authorization are subject to hearings. If a Letter of Authorization expires, the licensee may be required to go through the process required to obtain an initial Letter of Authorization.
10. The Board can suspend a Letter of Authorization for up to 60 days by a majority vote of the Board for any reason. The Board can schedule a hearing at any time for the purpose of revoking a Letter of Authorization.
11. The licensee shall be responsible to notify the Board immediately upon receiving requests from a single address or person for multiple deliveries on the same day. The licensee shall refuse to fulfill an order when information gathered at the time that the order is placed or delivery is attempted indicates that cancellation is warranted. The licensee shall inform the Board of the name and address for which the multiple deliveries were requested. The licensee shall also provide the Board with any contact information that it has available regarding the requestor.
12. The licensee must immediately report to the Board any act of violence, larceny, or other type of mischief or potential criminal behavior made against a person making a delivery for the licensee. The licensee must also keep a record of all such incidents and provide the record for current year incidents to the Board when the licensee makes a request to renew the Letter of Authorization.
13. The person delivering the alcohol has responsibility to observe the conditions surrounding the delivery and to refuse to make a delivery if such refusal may potentially prevent unlawful, irresponsible or otherwise destructive activities such as consumption of alcohol by minors or inebriated individuals.
14. Delivery of alcoholic beverages may not be made to any premises commonly referred to as a "bottle club" or any other unlicensed premises where alcoholic beverages are unlawfully sold or consumed on the premises as part of a commercial enterprise.
15. Orders taken by licensees and deliveries made or attempted will be subject to compliance checks by the Board.

A Public Hearing will be held on July 26, 2011 @ 10:00 a.m., Country Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
July 5, 2011

101611 (7-7,7-14)

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

510 68TH PLACE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Terry Wright, dated July 20, 2006 and recorded in Liber 26380, Folio 685 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,600.00, and an original interest rate of 8.090%, 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 **AUGUST 2, 2011 AT 11:00 AM.**

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

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

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

101631 (7-14,7-21,7-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6708 BOXWOOD DRIVE
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Daanish Hassan, dated June 10, 2005 and recorded in Liber 022806, Folio 0643 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$194,000.00, and an original interest rate of 4.500%, 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 **AUGUST 2, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC
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Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101633 (7-14,7-21,7-28)

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

9330 WYATT DRIVE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Timothy Ojuare and Abimbola Oladokun, dated August 10, 2006 and recorded in Liber 26036, Folio 557 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$287,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 2, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$29,500.00 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

101629 (7-14,7-21,7-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

8001 MANDAN ROAD, UNIT 203
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Regine Padilla, dated September 6, 2006 and recorded in Liber 26208, Folio 560, and re-recorded at Liber 31630, Folio 555 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 2, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$20,000.00 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

101630 (7-14,7-21,7-28)

THE PRINCE
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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

304 Bennington Court, Upper Marlboro, MD 20774-1405

By virtue of the power and authority contained in a Deed of Trust from WILLIAM MOSBY and JANET MOSBY, dated November 13, 2003 and recorded in Liber 18609 at Folio 359 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, JULY 22, 2011
 AT 3:00 P.M.

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

LOT NUMBERED NINE (9) IN BLOCK NUMBERED SIX (6) IN THE SUBDIVISION KNOWN AS "PLAT NO. 3, KETTERING", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. 62 AT PLAT 49 AMONG THE LAND REOCRDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
 AND ERICA T. DAVIS RUTH
 Substitute Trustees by virtue of Instrument recorded
 among the land records of Prince George's County, Maryland

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

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

8008 Tiffany Lane, Lanham, MD 20706

By virtue of the power and authority contained in a Deed of Trust from FRANK S. CRISS and GERALDINE P. CRISS, dated September 26, 2007 and recorded in Liber 28774 at Folio 235 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, JULY 22, 2011
 AT 3:10 P.M.

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

Being known and designated as Lot numbered Twenty (20) in Block lettered "B" in a subdivision known as "Dresden Green" as per plat thereof recorded in Plat Book 65 at plat 81 among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$11,000.00 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 7.25% 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 RUTH
 Substitute Trustees by virtue of Instrument recorded
 among the land records of Prince George's County, Maryland

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

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

1506 Jutewood Avenue, Hyattsville, MD 20785-3830

By virtue of the power and authority contained in a Deed of Trust from JEANNE M. ROBINSON and WILLIAM ROBINSON, dated December 20, 2002 and recorded in Liber 17137 at Folio 099 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, JULY 22, 2011
 AT 3:05 P.M.

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

BEING KNOWN AND DESIGNATED AS LOTS 15,16,17, BLOCK "A" ENGLEWOOD, AS SHOWN IN PLAT BOOK RNR 2, AT PLAT 7, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. SAID LOTS FRONTING ON JUTEWOOD STREET THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 1506 JUTEWOOD AVENUE.

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

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
 AND ERICA T. DAVIS RUTH
 Substitute Trustees by virtue of Instrument recorded
 among the land records of Prince George's County, Maryland

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

101618 (7-7,7-14,7-21)

101620 (7-7,7-14,7-21)

101619 (7-7,7-14,7-21)

THE PRINCE
 GEORGE’S POST
 Call 301-627-0900
 Fax 301-627-6260
 Remember, Don’t Drink
 Alcohol and Drive!

LEGALS

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O’Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff
vs.

GreenPoint Mortgage Funding, Inc., and
Prince George’s County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 02 of Prince George’s County, described as follows: Account No. 02-0123612; known as CAE 08-23459 W/TDT 6/25/09. Street address of 6707 Stanton Road, Hyattsville, MD 20784

Defendants
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 11-14383

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
101553 (6-30-7-7-14)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O’Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff
vs.

U.S. Bank National Association, as Trustee, and Prince George’s County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 20 of Prince George’s County, described as follows: Account No. 224336-8; known as Lot 19 in Block 107 in a subdivision known as ‘Section Two, WEST LANHAM HILLS’. Street address of 4916 78th Avenue, Hyattsville, MD 20784

Defendants
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 11-14370

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

LEGALS

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O’Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff
vs.

James Joseph, and
Lissamma Joseph, and
K.G. Thomaskutty, Lender, and
Mercy Thomaskutty, Lender, and
Erica R.S. Hunt, Trustee, and
Christopher P. Suss, Trustee, and
Prince George’s County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 20 of Prince George’s County, described as follows: Account No. 220781-9; known as Lot 237 in a subdivision known as ‘Princess Gardens’.

Street address of 8805 Priscilla Court, Lanham, MD 20706

Defendants
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 11-14369

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
101551 (6-30-7-7-14)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/O Law Office of William M. O’Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff
vs.

Wanda Y. Wright, and
Faye A. Mason, and
Navy Federal Credit Union, Lender, and
Mary A. McDuffie, Trustee, and
Prince George’s County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 06 of Prince George’s County, described as follows: Account No. 060601-2; known as Lot 30, Block L, Section 2 of Subdivision 6180. Street address of 2707 Pinecreek Place, District Heights, MD 20747

Defendants
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 11-14381

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s

County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
101545 (6-30-7-7-14)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O’Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff
vs.

First American Mortgage, LLC and
Prince George’s County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 13 of Prince George’s County, described as follows: Account No. 300142-7; known as Unit No. 204, Building 2, Phase XVII, of Lake Pointe at the Town Center Condominium. Street address of 9605 Lake Pointe Ct., Unit 204, Upper Marlboro, MD 20774

Defendants
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 11-14376

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
101555 (6-30-7-7-14)

LEGALS

ORDER OF PUBLICATION

U.S. LIENS, LLC.
P.O. Box 352
Gambrills, Maryland 21054

Plaintiff
vs.

LISA M. GALLMON
3103 Good Hope Avenue,
Unit 5 406, Hillcrest Heights,
Maryland 20748

and

CAPITAL CITY FEDERAL SAV-INGS AND LOAN ASSOCIATION OF WASHINGTON, D.C.
4301 Connecticut Avenue, N.W.
Washington, D.C. 20008

and

CAPITAL FINANCIAL CORPORATION
Care of: Edward W. Nylen
Last known Resident Agent
7411 Riggs Road
Suite 100
Hyattsville, MD 20783

and

UNKNOWN OWNER OF PROPERTY 3103 Good Hope Avenue, Unit S-406, Temple Hills, Map 80, Grid A4, Subdivision 5375, Acct No. 06-0612911, the unknown owner’s, heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

and

THE COUNTY OF PRINCE GEORGE’S
Serve on: Stephanie Anderson
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in 3103 Good Hope Avenue, Unit S-406, Temple Hills

Defendants
In the Circuit Court for Prince George’s County, Maryland CASE NO.: CAE 11-14366

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 3103 Good Hope Avenue, Unit S-406, Temple Hills, Acct No. 06-0612911, and assessed to Lisa M. Gallmon, and sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiffs in these proceedings:

3103 Good Hope Avenue, Unit S-406, Temple Hills, District 06, Map 080, Grid A4, Subdivision 5375, Acct No.: 0612911

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three (3) successive weeks, before the 11th day of July, 2011, warning all persons interested in said property to be and appear in this Court by the 24th day of August, 2011, and redeem the property, 3103 Good Hope Avenue, Unit S-406, Temple Hills, Account No. 06-0612911 and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff, U.S. LIENS, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101546 (6-30-7-7-14)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O’Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff
vs.

Peggy J. Armstrong, and
Stephen L. Armstrong, and
Prince George’s County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 10 of Prince George’s County, described as follows: Account No. 149950-8; known as 1,670,SF, Lot 52-9 in Block 62 in Kettering. Street address of 243 Castleton Place, Upper Marlboro, MD 20774

Defendants
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 11-14371

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the

Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101549 (6-30-7-7-14)

ORDER OF PUBLICATION

US Bank Cust for CCTS Capital-Maryland, LLC
C/o Law Office of
William M. O’Connell, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff
vs.

Aina F. Ademola, and
Jackie Miller, Trustee, and
SunTrust Mortgage, Inc., and
Mortgage Electronic Registration Systems, Inc.,
Nominee Beneficiary for SunTrust Mortgage, Inc.,
and
Prince George’s County, Maryland
and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 10 of Prince George’s County, described as follows: Account No. 113126-7; known as 1,672.00 SF known as Lot 63 in the ‘Scotchtown Hills’ subdivision. Street address of 6934 Scotch Drive, Laurel, MD 20707

Defendants
In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 11-14372

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of June, 2011, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks on or before the 11th day of July, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of August, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101547 (6-30-7-7-14)

LEGALS

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed new Rule and Regulation #75:

R.R. NO. 75 – SPECIAL ENTERTAINMENT PERMIT

As directed under Section 6-201 of Article 2B of the Annotated Code of Maryland, the Board of License Commissioners is authorized to issue a Special Entertainment Permit to qualified Class B Licenses. This Special Entertainment Permit will allow the approved businesses to provide entertainment after 9:00 p.m. until 2:00 a.m. the next day. The annual fee for this Special Entertainment Permit is \$1,500. The Board of License Commissioners will hold a public hearing in conjunction with the request for the Special Entertainment Permit.

- A. In order to apply for the Special Entertainment Permit the applicant shall develop a security plan to prevent the premises from causing a threat to the peace and safety of the surrounding area; provide evidence that the security plan will be implemented; the applicant may utilize sworn security personnel as part of the plan with sworn security personnel having police powers in the jurisdiction where the premises is located.
- B. The initial request for a Special Entertainment Permit, or modification to the approved request shall include:

1. Fully completed Special Entertainment Permit Application
2. A security plan
3. Evidence that the security plan has been submitted to the Prince George's County Chief of Police.
4. If the establishment is located within a municipality, evidence that the security plan has been submitted to the Police Department for the municipality.

- C. Once issued, a Special Entertainment Permit shall be valid until November 30th of the following license year unless the Special Entertainment Permit is suspended or revoked by action of the Board. An Annual Renewal of the Special Entertainment Permit shall include a Renewal Application to be filed between August 15th and September 15th to ensure that the licensee may continue to offer entertainment while the Board considers the application. Late applications may cause a suspension in entertainment between the time that the Special Entertainment Permit expires and the time the Board renders a decision on renewal. The Renewal Application shall also include a security plan and evidence that the security plan has been submitted to the Prince George's County Chief of Police. If the establishment is located in a municipality, the Renewal Application shall also include evidence that the security plan has been submitted to the Police Department for the municipality in which the licensed establishment is located.

- D. The Board will review any comments on the security plan from the Prince George's County Chief of Police or the designee of the Chief.

1. The Prince George's County Chief of Police is responsible for providing the Board any Police Department comments on the security plan within 30 days of the Police Department's receipt of the plan from the applicant. If the Board does not receive the Police Department comments within 30 days of the date in which the applicant submitted it to the Police Department, the Board may take notice that the Police Department did not have comments on the security plan in question.
2. For each security plan in which the Police Department provides comments, a representative from the Office of the Chief of Police for Prince George's County will be requested to attend the public hearing and present the Prince George's Police Department's comments and position on the security plan and answer any questions the applicant or the Board has regarding the comments of the Police Department. If a Police Department representative does not attend the hearing, the Board may assign meaning to Police Department comments based on evidence presented and notice taken at the hearing.

- E. Pursuant to a public hearing, the Board will determine whether a Special Entertainment Permit will be issued for the type of entertainment described at the hearing; the days and hours the privileges of the Special Entertainment Permit can be exercised; modifications to the security plan pursuant to notice taken and evidence considered; limits and conditions regarding entertainment, dancing and cover charges. The Board is authorized to prohibit, condition, or restrict the type of entertainment provided on the licensed premises.

- F. After issuance of the Special Entertainment Permit the licensee is required to:

1. Follow the security plan at all times when exercising the privileges of the Special Entertainment Permit.
2. Assure that the establishment and the entertainment does not pose a threat to the peace and safety of the neighborhood.
3. Prohibit individuals under 21 years of age on the part of the premises where the entertainment is occurring (exception: employees and immediate family members of the permit holder and circumstances described in paragraph J), when the privileges of the Special Entertainment Permit are being exercised. Individuals under 21 who are already on the part of the licensed premises where the entertainment is occurring (or will occur) should be informed prior to 9:00 p.m. (or the time that the entertainment begins) that they have to leave that part of the licensed premises by 9:00 p.m. (or when the entertainment begins, whichever is later).
4. If an establishment with a Special Entertainment Permit has separate areas on the licensed premises where no entertainment occurs, the requirements of the Special Entertainment Permit does not apply to those areas where there is no entertainment.

- G. The Board may immediately suspend a Special Entertainment Permit if it determines pursuant to majority vote of the Board that the licensee failed to follow its security plan or in other ways deviated from the representations made to the Board with regard to the provision of entertainment on the licensed premises. If the Board suspends the Special Entertainment Permit, it shall hold a hearing with regard to the status of the Special Entertainment Permit within 30 days. The Board will determine at the hearing whether it shall fine the licensee, continue the suspension of the Special Entertainment Permit, revoke the Special Entertainment Permit, and/or take any other appropriate actions.

- H. Establishments that the Board determines are in the principal business of providing family entertainment may have entertainment without a Special Entertainment Permit, upon the Board's determination that the establishment is exempt. To obtain an exemption from the Board, a licensee must file an Exemption Application with the Board. After the initial request for exemption is granted by the Board, applicants are required to file applications for annual exemption renewals between July 1st and August 1st. Unless specified otherwise in the letter granting the exemption, exemptions shall be valid until October 31st, of the following license year unless suspended or revoked by action of the Board. The Board will consider specific circumstances of each application for exemption and determine whether an exemption

LEGALS

should be granted on a case-by-case basis. Some examples of establishments that the Board may determine to be exempt are:

1. Establishments that provide entertainment that is directed to children at all times.
2. Establishments that customarily serve families during all business hours, does not have a cover charge, and provides entertainment that is clearly secondary to the dining experience.
3. Establishments that customarily provide theatrical performances.
4. Establishments that are a part of a university or other educational facility.
5. Establishments that customarily host sporting events.
6. Establishments that are associated with the Maryland National Capital Park and Planning Commission.

A licensee may not deviate from the entertainment, days, times, and other conditions that it describes to the Board when obtaining an exemption. A material deviation without prior Board approval constitutes grounds for the Board to immediately suspend the determination of exemption and schedule a hearing to determine whether a Special Entertainment Permit is necessary to replace the exemption.

- I. Entertainment is broadly defined and can include but is not limited to any type of performance provided by the licensee or his agents on the licensed premise. Some examples of entertainment are: music played by a disc jockey, musician, or band; poems performed by a poet; choreography demonstrated by a dancer; exotic dancing performed by a stripper; jokes told by a comedian; and songs performed by a vocalist or instrumentalist. Entertainment does not include:

- 1) Music played on a restaurant's sound system without the assistance of a disc jockey
- 2) Electronic, mechanical, or other devices that are provided for customer use to enhance the restaurant experience.

- J. If the establishment has a Special Entertainment Permit but is authorized by the Board to host on the licensed premises wedding or corporate receptions, reunions, anniversary celebrations, retirement or birthday parties, confirmation ceremonies, or other types of events that are family oriented and have entertainment, individuals under 21 years of age can remain on the part of the premises where the family oriented entertainment is occurring between 9:00 p.m. and 2:00 a.m.

- K. The Special Entertainment Permit authorizes the holder to offer entertainment, allow patron dancing and assess a cover charge during any time between 9:00 p.m. and 2:00 a.m. under conditions as determined by the Board and in compliance with all County Laws. Licensed establishments that are not Class B or that are specifically exempt by statute are not required to obtain a Special Entertainment Permit. In addition, if entertainment is specifically provided to a licensed establishment by statute, a Special Entertainment Permit is not required for the entertainment as provided by statute.

- L. This rule does not prohibit entertainment between 2:00 a.m. and 3:00 a.m. for licensed establishments that qualify to be open during that time on Saturday and Sunday mornings.

- M. Establishments that currently offer entertainment must submit an application for a Special Entertainment Permit including evidence of filing the security plans prior to September 15th, in order to continue offering entertainment. Establishments requesting an exemption from the Special Entertainment Permit must submit an application prior to August 31st.

A Public Hearing will be held on July 26, 2001 @ 10:00 a.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
July 5, 2011

101610 (7-7,7-14)

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed revision to Rule and Regulations No. 23 – Prohibition Against Deliver of Alcoholic Beverages to a Dormitory or Sorority/Fraternity Associated with any University or Education Facility.

R.R. NO. 23 – PROHIBITION AGAINST DELIVERY OF ALCOHOLIC BEVERAGES TO A DORMITORY OR SORORITY/FRATERNITY ASSOCIATED ANY UNIVERSITY OR EDUCATIONAL FACILITY.

It shall be unlawful for any retail licensee to deliver alcoholic beverages of any kind to a dormitory, residence hall, fraternity/sorority house or any other housing complex associated with a university or other type of educational facility in Prince George's County.

A Public Hearing will be held on July 26, 2011 @ 10:00 a.m., County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
July 1, 2011

101609 (7-7,7-14)

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 19, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND
10:00 A.M.

Notice is hereby given that on Tuesday, July 19, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-48-2011 – A RESOLUTION CONCERNING COUNTY REAL PROPERTY for the purpose of declaring certain parcels of County-owned real property as surplus, and approving the County Executive's plan for disposal of such parcels.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Ingrid M. Turner, Chair

Attest: Redis C. Floyd
Clerk of the Council

101604 (7-7,7-14)

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

12100 LUSBYS LANE AND 12010 LUSBYS LANE
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Saskia Frater, dated November 3, 2006 and recorded in Liber 26946, Folio 683, and re-recorded at Liber 31779, Folio 144 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$319,680.00, and an original interest rate of 6.750%, 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 **JULY 26, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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101617 (7-7,7-14,7-21)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

2007 THISTLEWOOD DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Ronald Sanchez, Dina Fuentes aka Dina S. Fuentes and Nelson Fuentes a/k/a Nelson C. Fuentes, dated November 8, 2007 and recorded in Liber 28970, Folio 041 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 26, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$45,500.00 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.

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