

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

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

vs. Plaintiff

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.

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

101550 (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

Dynamic Corporation, and United Bank, Lender, and Robert H. Hawthorne, Trustee, and Neil I. Title, 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 13 of Prince George's County, described as follows: Account No. 149888-0; known as Lot 46-6, Block 62 in the subdivision known as 'Plat No. 57, Kettering'. Street address of 10733 Castleton Turn., Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 11-14375**

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

101552 (6-30-7-7-14)

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

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

vs. Plaintiff

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 Pinetree 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

vs. Plaintiff

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

vs. Plaintiff

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

and

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

and

CAPITAL FINANCIAL CORPORATION
Care of: Edward W. Nysten
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

vs. Plaintiff

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 1,670,5E, 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

vs. Plaintiff

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 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 (

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 'Stonagate'.
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)

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 Thistlewood 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)

LEGALS

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)

Paul J Reinstein
5407 Water Street
Upper Marlboro, MD 20772
301-627-5500

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

NOTICE

BROOKSIDE PARK CONDOMINIUM, INC.

vs.

GREGORY A. DRENNAN

AND

JULIE A. DRENNAN

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-01269

Notice is hereby given this 8th day of June, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 553 Wilson Bridge Drive, #A-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 July, 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 July, 2011; next.

The report of sale states the amount of sale to be Twenty Thousand and 00/100 Dollars (\$20,000.00), subject to a judgment lien in the amount of \$828,00 held by Towns at Kettering Condominium Association, 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
101470 (6-16,6-23,6-30)

NOTICE

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

vs.

JACQUELINE M. FERGUSON
2534 Iverson Street
Temple Hills, MD 20748-3106

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-37926

Notice is hereby given this 7th 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 2534 Iverson Street, Temple Hills, MD 20748-3106 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 7th 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 7th day of July, 2011, next.

The Report of Sale states the amount of sale to be Twenty Two Thousand and 00/100 Dollars (\$22,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101469 (6-16,6-23,6-30)

Perry J. Becker
Walsh, Becker, Moody & Rice
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-262-6000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLORIA G MARSELLI**

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715 was on April 7, 2011 appointed personal representative of the estate of Gloria G. Marselli, who died on November 19, 2010 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 October, 2011.

(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.

PERRY BECKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773

Estate No. 86644
101473 (6-16,6-23,6-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Eugene Green
Patricia A. Green
800 Sero Estates Drive
Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-09221

Notice is hereby given this 15th day of June, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of July, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 1

LEGALS

NOTICE

ROBERT H. ROSENBAUM
Substitute Trustee
Plaintiff,
v.
GAYLE PROPERTY VENTURES,
L.L.C.,
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-35485

Notice is hereby given this 16th 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 4103 Baltimore Avenue, Bladensburg, Maryland 20710 will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, 2011, next, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 18th day of July, 2011, next.

The report states the amount of sale to be \$870,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101508 (6-23,6-30,7-7)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs
vs.
Kimberly A. Edelin
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-36477

ORDERED, this 13th day of June, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3200 31st Avenue, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Deborah K. Curran, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th 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 13th day of July, 2011, next.

The report states the amount of sale to be \$224,241.44.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101490 (6-16,6-23,6-30)

NOTICE

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

Sean Erby
9048 Florin Way
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-07885

Notice is hereby given this 7th day of June, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of July, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of July, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$300,027.74. The property sold herein is known as 9048 Florin Way, Upper Marlboro, MD 20772.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101466 (6-16,6-23,6-30)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs
vs.
Mary E. Reed
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-08786

ORDERED, this 7th day of June, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7505 Riverdale Road, Unit 2037, Hyattsville, MD 20784 mentioned in these proceedings, made and reported by Deborah K. Curran, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th 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 7th day of July, 2011, next.

The report states the amount of sale to be \$137,032.10.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101468 (6-16,6-23,6-30)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
Donald P. Griswold
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.

David James,
a/k/a David E. James
4607 68th Place
Hyattsville, MD 20784
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-09268

Notice is hereby given this 10th day of June, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of July, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 11th day of July, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$256,045.04. The property sold herein is known as 4607 68th Place, Hyattsville, MD 20784.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101465 (6-16,6-23,6-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES P. HAJDASZ

Notice is given that Steven P. Hajdasz, whose address is P.O. Box 10215, Alexandria, VA 22310 was on May 31, 2011 appointed personal representative of the estate of Frances P. Hajdasz who died on May 4, 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 30th day of November, 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.

STEVEN P. HAJDASZ
Personal Representative

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

Estate No. 87655
101511 (6-23,6-30,7-7)

NOTICE

BROOKSIDE PARK CONDO-
MINIUM, INC
Plaintiff

vs.
KATIE E. BARINO, et al.
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-14123

Notice is hereby given this 17th day of June, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 511 Wilson Bridge Drive, #A-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 18th day of July, 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 18th day of July, 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 Purchase Money Deed of Trust, dated June 30, 2005, recorded September 15, 2005, among the Land Records of Prince George's County, in Liber 22975, folio 653, having an unpaid balance of \$84,080.96, as of the date of sale and another prior recorded Deed of Trust, dated August 10, 2007, recorded January 30, 2008, among the Land Records of Prince George's County, in Liber 29300, folio 465, having an unpaid balance of \$16,258.72, as of the date of sale, 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

101525 (6-23,6-30,7-7)

LEGALS

ORDER OF PUBLICATION

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

vs.
PEGGY GERSTENBERG
P.O. Box 4023
Capitol Heights, Maryland 20791

and
RITCHI PROFESSIONAL
CENTER CONDOMINIUM
ASSOCIATION Care of: Charles E.
McClain, Sr., Chairman
3100 Ritchie Road, Suite A
Forestville, Maryland 20747

and
UNKNOWN OWNER OF PROP-
ERTY 3100 Ritchie Road, Condo
Unit D, District Heights, Map 081
Grid F4, Subdivision 7152, Acct No.
06-0626622

the unknown owner's, heirs,
devises and personal representa-
tives and their or any of their heirs,
devises, executors, administrators,
grantees, assigns or successors in
right title and interest.

and
UNKNOWN OWNER OF PROP-
ERTY 3100 Ritchie Road, Condo
Unit D, District Heights, Map 081
Grid F4, Subdivision 7152, Acct No.
06-0626622

the unknown owner's, heirs,
devises and personal representa-
tives and their or any of their heirs,
devises, 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

**In the Circuit Court for
Prince George's County,
Maryland**
CASE NO.:
CAE 11-13848

And all other persons having or
claiming to have an interest in
3100 Ritchie Road, Condo Unit D,
District Heights
Defendants

**In the Circuit Court for
Prince George's County,
Maryland**
CASE NO.:
CAE 11-13849

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property, 3100 Ritchie Road, Condo
Unit D, District Heights, Account No.
06-0626622 and assessed to
Peggy Gerstenberg and sold by the
Collector of Taxes for Prince
George's County and the State of
Maryland to the Plaintiffs in these
proceedings:

3100 Ritchie Road, Condo Unit D,
District Heights, District 06, Map
081, Grid F4, Subdivision 7152,
Deed Ref: 11255/515,
Acct No. 0626622

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

It is thereupon this 13th 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 gener-
al circulation once a week for three
(3) successive weeks, before the 8th
day of July, 2011, warning all per-
sons interested in said property to
be and appear in this Court by the
16th day of August, 2011, and
redeem the property, 3100 Ritchie
Road, Condo Unit D, District
Heights, Account No. 06-0626622,
and answer the Complaint of or
thereafter a final decree will be ren-
dered 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

101514 (6-23,6-30,7-7)

ORDER OF PUBLICATION

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

vs.
SHERIFAT M. ALLI-BALOGUN
15825 Erwin Court
Bowie, Maryland 20716-2634

and
BRANCH BANKING AND TRUST
CO. OF VIRGINIA now known as
BRANCH BANKING AND TRUST
CO. Care of: The Corporation
Trust Incorporated
Resident Agent
351 W. Camden Street
Baltimore, Maryland 21201

and
DEVIN T. FINAN,
DAVID F. SKAFF, Trustees
5955 Cody Spring Place
Haymarket, Virginia 20169

and
GEORGE W. CALLAHAN,
SHARON O. CALLAHAN
5406 Gunston Lane
Camp Springs, Maryland 20023

and
CAPITAL ONE BANK
Care of: Lynn Carter, President
P.O. Box 4199
Houston, Texas 77210-4199

and
HOWARD N. BIERMAN, JACOB
GEESING, CARRIE M. WARD,
Trustees
4520 East West Highway, Suite 200
Bethesda, Maryland 20814

and
LANHAM PROFESSIONAL
CENTER
Care of: Stacy S. Pickett, Esquire
6411 Ivy Lane, Suite 305
Greenbelt, Maryland 20770

and
UNKNOWN OWNER OF PROP-
ERTY 9470 Annapolis Road, Unit
224, Lanham, Map 44, Grid E2,
Subdivision 4745, Acct No.: 20-
2831923 the unknown owner's,
heirs, devisees and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or suc-
cessors 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
9470 Annapolis Road, Unit 224,
Lanham
Defendants

**In the Circuit Court for
Prince George's County,
Maryland**
CASE NO.:
CAE 11-13848

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property, 9470 Annapolis Road
Unit 224, Lanham, Account No. 20-
2831923 and assessed to Sherifat M.
Alli-Balogun and sold by the
Collector of Taxes for Prince
George's County and the State of
Maryland to the Plaintiffs in these
proceedings:

9470 Annapolis Road, Unit 224,
Lanham, District 20, Map 44,
Grid E2, Subdivision 4745,
Deed Ref: 22579/072,
Acct No.: 2831923

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

It is thereupon this 13th 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 gener-
al circulation once a week for three
(3) successive weeks, before the 8th
day of July, 2011, warning all per-
sons interested in said property to
be and appear in this Court by the
16th day of August, 2011, and
redeem the property, 9470
Annapolis Road, Unit 224,
Lanham, Account No. 20-2831923,
and answer the Complaint of or
thereafter a final decree will be ren-
dered 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

101512 (6-23,6-30,7-7)

ORDER OF PUBLICATION

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

vs.
FIRST NEW HORIZON
BAPTIST CHURCH
P.O. Box 176
Clinton, Maryland 20735

PRINCE GEORGE'S COUNTY,
MARYLAND
Serve: Stephanie P. Anderson,
County Attorney
County Administration Building
Upper Marlboro, MD 20772

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

**In the Circuit Court for
Prince George's County, Maryland**
CASE NO.: CAE 11-13898

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

Tax Account Number 09-0882779:
Grid F3, Tax Map 115, Parcel 276,
and recorded among the Land
Records of Prince George's, con-
taining approximately 3.4470 acres,
assessed to First New Horizon
Baptist Church, per Deed recorded
in Liber 7796 at Folio 288; Account
Number 09-0882779. \$1,182.82 was
paid to the Collector at the time of
sale.

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

It is thereupon this 13th 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 some newspaper having a gener-
al circulation in Prince George's
County, Maryland, once a week for
three successive weeks, on or

before the 8th day of July, 2011,
warning all persons interested in
the said properties to be and
appear in this Court by the 16th
day of August, 2011, and redeem
the aforesaid properties and
answer the Complaint, or there-
after a Final Order will be rendered
foreclosing all rights of redemption
in the properties and vesting in the
Plaintiff a title free and clear of all
encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101505 (6-23,6-30,7-7)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, Inc.
will sell at public auction the fol-
lowing 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 pres-
ence of the picnic table, Upper
Marlboro, MD 20772, at 4:00 P.M.
on July 11th, 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 fol-
lowing may contact Freestate Lien
& Recovery, Inc. at 410-867-9079.
Fax 410-867-7935.

LOT# 4805 2005 JEEP Liberty
VIN# 1J4GL48K75W551513
ADC TOYOTA SERVICE CEN-
TER
3831DE PLYERSMILL RD
KENSINGTON

LOT# 4923 1996 TOYOTA
Camry
VIN# 4T1BF12K8TU133125
KERRS TOWING & AUTOMO-
TIVE
2007 ASHBURTON ST
BALTIMORE

LOT# 5343 1997 FORD
Thunderbird-V8
VIN# 1FALP62W4VH125689
FERREL'S 1 STOP AUTO, INC
2751 WALBROOK AVE
BALTIMORE

LOT# 5347 1999 MERCEDES-
BENZ C230
VIN# WDBHA24G6XA772556
PHILMARK SERVICE CENTER
5621 ALLENTOWN RD
SUITLAND

LOT# 5380 1999 INFINITI QX4-
V6
VIN# JNRAR05YXXW046032
PHILMARK SERVICE CENTER
5621 ALLENTOWN RD
SUITLAND

LOT# 5382 2007 CHEVROLET
TRUCK Avalanche-V8
VIN# 3GNFK12327G131008
KEN DIXON AUTOMOTIVE
2298 CRAIN HIGHWAY
WALDORF

LOT# 5383 1993 HONDA
Accord
VIN# 1HGCB7699PA155612
KEN DIXON AUTOMOTIVE
2298 CRAIN HIGHWAY
WALDORF

LOT# 5502 2004 NISSAN
Maxima-V6
VIN# 1N4BA41E04C928523
AAMCO TRANSMISSIONS
3501 POHANKA PL
MARLOW HEIGHTS

LOT# 5381 1997 ISUZU
Trooper-V6
VIN# JACDJ58V7V7902315
PHILMARK SERVICE CENTER
5621 ALLENTOWN RD
SUITLAND

LOT#5436, 2000 PONTIAC
GRAND PRIX
VIN# 1G2WJ52J2YF207500
INSPECTION PLUS
7615-A RICKENBACKER DR
GAITHERSBURG

LOT#5360B, 1968 HATTERAS 41'
HULL# RIZ00206I368
CT# 4621 AR DOC# 545730
BOAT NAME: FEEDING FRENZY
BALTIMORE MARINE CENTER
2775 LIGHTHOUSE POINT EAST
BALTIMORE

LOT#5471, 2004 FREIGHTLINER
CONVENTIONAL
VIN# 1FUJA6CK74LM43423
MARYLAND TRACTOR &
TRAILER SERVICE
4615 HOLLINS FERRY RD
BALTIMORE

**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

101522 (6-23,6-30)

LEGALS

NOTICE

BROOKSIDE PARK
CONDOMINIUM, INC.
Plaintiff

vs.
RAMY A. INOCENCIO
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-01270

Notice is hereby given this 8th
day of June, 2011, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty located at 555 Wilson Bridge

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

**11304 CLEARBROOKE COURT
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Dianne A. Sobers, dated December 18, 2008 and recorded in Liber 30300, Folio 546 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,952.00, and an original interest rate of 5.000%, 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 12, 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 \$37,000.00 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

101504 (6-23,6-30,7-7)

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

**11300 SOUTHLAKES DRIVE
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Darlene Hawkins, dated July 31, 2006 and recorded in Liber 26738, Folio 120 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$319,000.00, and an original interest rate of 4.625%, 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 12, 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 \$36,500.00 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

101517 (6-23,6-30,7-7)

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 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 \$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

**16300 ABBEY DRIVE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Harry C. O'Haver, dated August 26, 2005 and recorded in Liber 23264, Folio 714 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$391,000.00, 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 12, 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 \$42,000.00 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

101520 (6-23,6-30,7-7)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**14206 GREENVIEW DRIVE
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust from Michael A. Fanning, dated December 8, 2006 and recorded in Liber 26695, Folio 83 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$334,400.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 12, 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 \$37,000.00 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

101524 (6-23,6-30,7-7)

The Prince George's Post

Call
301-627-0900

or
Fax
301-627-6260

LEGALS

Law Offices
GOOZMAN, BERNSTEIN & MARKUSKI
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480
(410) 792-0075

SUBSTITUTE TRUSTEES' SALE

Case No. CAE11-11593

**Of Valuable Real Estate
located in Prince George's County, MD
at 13100 Crain Highway
Brandywine, Maryland 20613**

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Mohiuddin Faruque to Stanley L. Merson and S. Lynne Pulford, Trustees, dated August 9, 2005, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 23318, at Folio 765, docketed for foreclosure in Civil No. CAE11-11593, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland 20772, on

**WEDNESDAY, JULY 6, 2011
AT 11:00 A.M.**

all that property described in the said Deed Of Trust as follows:

LOT NUMBERED 19 (SAVING AND EXCEPTING 2000 SQUARE FEET) ALL IN THE SUBDIVISION KNOWN AS "GWYNN PARK" PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK BB 10 AT 75.

SDAT Account Identifier: 11-1155761

The Property will be sold in "AS-IS" condition, subject to all conditions, restrictions, easements, covenants, rights-of-way and agreements of record affecting the Property, and subject to whatever an accurate survey or inspection of the Property would disclose, without any express or implied warranty of any kind.

A deposit of \$7,500.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 3.125% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

The Property is sold subject to the right of any persons in possession of all or any part of the Property under recorded or unrecorded leases or rights of occupancy, if any. Purchaser shall be responsible for obtaining possession of the Property.

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

The Trustees are not liable, individually or otherwise, for any reason. If title to the Property is not or cannot be transferred consistent with the terms hereof for any reason, the Trustee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN
Substitute Trustees

101462 (6-16,6-23,6-30)

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 12, 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 12, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-5-2011 – AN ORDINANCE CONCERNING LOT COVERAGE REGULATIONS for the purpose of amending lot coverage regulations in the Open Space Zone and Residential Agriculture Zone under certain conditions.

CB-6-2011 – AN ORDINANCE CONCERNING ZONING - DEFINITIONS – GROSS FLOOR AREA for the purpose of amending the definition of Gross Floor Area in the Zoning Ordinance.

CB-7-2011 (DR-2) – AN ORDINANCE CONCERNING VALIDITY PERIODS FOR DETAILED SITE PLANS AND SPECIFIC DESIGN PLANS for the purpose of temporarily extending the validity periods of all approved applications for Detailed Site Plans and Specific Design Plans that were in a valid status as of January 1, 2011.

CB-11-2011 - AN ACT CONCERNING ROADS AND SIDEWALKS for the purpose of amending the provisions for surety bond reductions posted for certain road construction and the payment of extension fees for road construction and storm drain permits until April 15, 2012.

Those wishing to testify at these hearings 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

101538 (6-30,7-7)

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

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.
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
101556 (6-30,7-7,7-14)

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 12, 2011

COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

1:30 P.M.

Notice is hereby given that on Tuesday, July 12, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearing:

The Prince George's County Council adopted CB-37-2009 (DR-2), pursuant to State law, to authorize the use of Speed Camera Monitoring Systems to regulate traffic in the County. Pursuant to Section 3 of CB-37-2009 (DR-2), the County Council shall hold at least one (1) public hearing to obtain public comment on potential locations for the installation of speed monitoring systems prior to their installation.

The Prince George's County Department of Public Works & Transportation and Police Department have developed a list of potential locations that have been identified as "Established School Zone Sites" as required by Section 21-809 of the Transportation Article of the Annotated Code of Maryland and have identified additional locations as potential speed camera installation sites pending their designation as school zone sites ("Additional Speed Camera Locations To Be Evaluated") under the Section 21-803.1 of the Transportation Article of the Annotated Code of Maryland. A listing of the proposed and potential sites for speed monitoring systems is available on the County Council's website - <http://www.princegeorgescountymd.gov/council>

Members of the public are invited to express their views concerning these sites. Persons wishing to testify at the public hearing should register with the Office of the Clerk of the Council at (301) 952-3600, TDD (301) 925-5167. Testimony will be limited to three minutes per speaker. Registered speakers may not relinquish any part of their speaking time to another registered or unregistered individual. Written testimony may be provided to the Clerk of the Council, Room 2198, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772. 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

101561 (6-30,7-7)

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

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 12, 2011

COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, July 12, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearings:

12:00 P.M.

Appointment of the following individuals to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for Prince George's County:

Ms. Elizabeth M. Hewlett Appointment/Chair
Replacing: Mr. Samuel J. Parker, Jr.
Term Expiring: 6/15/2013

Ms. A. Shaunise Washington Appointment
Replacing: Mr. Sylvester J. Vaughns
Term Expiration: 6/15/2012

Ms. Dorothy F. Bailey Appointment
Replacing: Mr. Jesse Clark
Term Expiring: 6/15/2015

Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 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

101560 (6-30)

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
6912 Decatur Place, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Debra A Young, dated May 31, 2001, and recorded in Liber 14703 at folio 014 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 1, 2011
AT 12:00 NOON

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

LOT NUMBERED EIGHT (8) IN BLOCK LETTERED SIXTEEN (16) IN THE SUBDIVISION KNOWN AS "WOODLAWN", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 18 AT PALT 55 AMONG THE LAND RECORDS OF THE 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 \$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. 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

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

101460 (6-16,6-23,6-30)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7610 BROOKLYN BRIDGE ROAD
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Faustina Acquah, dated August 19, 2005 and recorded in Liber 22853, Folio 007, and re-recorded in Liber 31504, Folio 385 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$312,000.00, 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 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 \$36,500.00 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

101565 (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
2616 Parkland Dr, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Randolph Sanders and Denise Cassandra Sanders, dated September 27, 2007, and recorded in Liber 28833 at folio 369 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 12, 2011
AT 12:03 P.M.

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

LOT NUMBERED TWELVE (12) AND PART OF LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "PARKLAND" IN 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. 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

101516 (6-23,6-30,7-7)

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. Ogumike, 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
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

JULY 12, 2011
AT 12:00 NOON

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. 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

101515 (6-23,6-30,7-7)

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)

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
5531 Ruxton Drive, Lanham, Maryland 20706**

By virtue of the power and authority contained in a Deed of Trust from Daniel Lucero, Irma Martinez and Marco Antonio Bravo, dated June 22, 2006, and recorded in Liber 25447 at folio 354 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 5, 2011
AT 12:00 NOON**

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

LOT NUMBERED THREE (3) IN BLOCK NUMBERED ONE (1) IN THE SUBDIVISION KNOWN AS "ADDITION TO LANHAM ACRES"

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 \$34,000.00 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

101461 (6-16,6-23,6-30)

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)

LEGALS**COUNTY COUNCIL HEARING**

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

**TUESDAY, JULY 5, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on Tuesday, July 5, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A. M.

CB-22-2011 – AN ORDINANCE CONCERNING DEFINITIONS – WATERFRONT ENTERTAINMENT/RETAIL COMPLEX for the purpose of clarifying that a gas station located within a Waterfront Entertainment/Retail Complex may include a car wash as an accessory use provided the car wash is within or is part of the building(s) for which design and architecture are approved in the Detailed Site Plan for the gas station.

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

101502 (6-23,6-30)

MARYLAND HISTORICAL TRUST/CERTIFIED LOCAL GOVERNMENT

**NATIONAL REGISTER GENERAL NOTICE
AND PUBLIC MEETING**

**College Heights Estates Historic District
Old Town College Park Historic District
Town of University Park Historic District Boundary Expansion
Town of Upper Marlboro Residential Area**

The following historic districts, each including more than 50 properties, will be considered by the Prince George's County Historic Preservation Commission for nomination to the National Register of Historic Places at the Commission's July 19, 2011 meeting. The National Register is the Federal Government's official list of properties considered worthy of recognition for their significance in American history and culture.

The historic districts to be considered are:

College Heights Estates Historic District, includes properties in an unincorporated area of Prince George's County (with a Hyattsville postal address) and within the northwestern portion of the incorporated Town of University Park and is roughly bounded by Baltimore Avenue (U.S. Route 1) to the east and Adelphi Road on the west. Those properties to the north of Wells Parkway are located in an unincorporated area of Prince George's County, while those properties to the south of Wells Parkway are located in the Town of University Park.

Old Town College Park Historic District, roughly bounded by Norwich Road and the University of Maryland campus to the north, Yale Avenue to the west, Calvert Road to the south, and Columbia Avenue and the B&O Railroad right-of-way to the east. All property is located within the incorporated limits of the City of College Park.

Town of University Park Historic District Boundary Expansion, includes properties within the incorporated Town of University Park and is roughly bounded by Adelphi Road to the west, Wells Parkway to the north, Van Buren and Underwood streets to the east, Queens Chapel and Toledo roads to the south.

Town of Upper Marlboro Residential Area, roughly bounded on the north (and including) the property at 14204 Old Marlboro Pike, thence in an irregular southeasterly direction along Old Marlboro Pike, Old Mill Road, Elm Street along the western edge of the town's commercial area to a point near the Western Branch of the Patuxent River, thence in a generally northwesterly direction to a point north of Old Crain Highway, thence to the northeast along the rear boundaries of properties fronting the north side of Old Crain Highway to a point on the east side of School Lane, thence north to a point that meets the rear property boundaries of the regularly shaped parcels on the south side of Rectory Lane, thence west, northwest and east to encompass the regularly shaped parcels on the north side of Rectory Lane, thence north along the rear boundaries of properties (outside the district) on Spring Branch Drive, to the starting point at 14204 Old Marlboro Pike. With the exception of a small area of land to the south near the Western Branch of the Patuxent River, all property in the district is located within the incorporated limits of the Town of Upper Marlboro.

Prince George's County is certified by the Maryland Historical Trust and the National Park Service to participate in the National Register nomination process. In its role as a Certified Local Government, Prince George's County is charged with an initial assessment of the National Register eligibility of the resource and the sufficiency of the nomination documentation. The Historic Preservation Commission and the County Executive will make recommendations to the Maryland Historical Trust which administers the National Register program as the State Historic Preservation Office for Maryland. If both the Historic Preservation Commission and the County Executive oppose the nomination, the process will stop unless an appeal is filed with the State Historic Preservation Officer. If either of these recommends nomination, the documentation will be forwarded to the Maryland Historical Trust for further processing. At a later date in the nomination process, the Maryland Historical Trust will provide the opportunity to comment again and to submit letters of support or objection if so desired.

**Prince George's County Historic Preservation Commission Meeting
Tuesday, July 19, 2011
6:30 p.m.
1st Floor Media Room
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772**

Written comments for the July 19 Historic Preservation Commission meeting record may be mailed to David A. Turner, Chairman, Prince George's County Historic Preservation Commission, 4th Floor, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 or submitted by email to HistoricPreservation@ppd.mncppc.org.

A copy of the Historic Preservation Commission meeting agenda, effects of listing, the criteria used for evaluation, general information on the Certified Local Government involvement in the National Register nomination process, and the nomination documentation are available from the Commission. Please contact Frederick Stachura,

LEGALS

HPC Coordinator, M-NCPPC Historic Preservation Section, 14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772, (301) 780-8306, or Frederick.Stachura@ppd.mncppc.org.

For further information on the National Register, the nomination process, effects of listing, and the owner's right to comment or object, please contact the National Register Administrator at the Maryland Historical Trust, 100 Community Place, Crownsville, MD 21032, (410) 514 7600.

**THE MARYLAND-NATIONAL CAPITAL PARK
AND PLANNING COMMISSION**
By: Patricia Colihan Barney
Executive Director

ATTEST:
Joe Zimmerman
Secretary-Treasurer

101563 (6-30)

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)

COUNTY COUNCIL HEARINGS

**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS**

**TUESDAY, JULY 12, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on Tuesday, July 12, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M.

° **Appointment of the following individual as Fire Chief for Prince George's County:**

Mr. Marc S. Bashoor

° **Appointment of the following individual as Director of the Department of Housing and Community Development for Prince George's County:**

Mr. Eric C. Brown

° **Appointment of the following individual as Director of Department of Environmental Resources for Prince George's County:**

Mr. Samuel E. Wynkoop, Jr.

° **Appointment of the following individual as Director of the Office of Central Services for Prince George's County:**

Ms. Monica J. Johnson

Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5167.

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

Attest: Redis C. Floyd
Clerk of the Council

101527 (6-30)

LEGALS

JEROME A. KUTA
Substitute Trustee
6423 Old Branch Avenue
Camp Springs, Maryland 20748
(301) 449-5530

Circuit Court for Prince George's County Maryland
Case No. CAE-11-04942

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE COMMERCIAL IMPROVED CONDOMINIUM

Premises known as 7823 Belle Point Drive, Greenbelt, Maryland 20770, Condo Unit 7823

By virtue of the power and authority contained in a Deed of Trust from Vinvic Enterprises, Inc. to Gerald J. Whittaker and Kevin P. Hoffman (Trustees) dated the 10th day of August, 2004 and recorded in Liber 20224, folio 441, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, Maryland, at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**JULY 8, 2011
AT 9:30 A.M.**

all that property described in said Deed of Trust, and further known as follows:

The property is known as 7823 Belle Point Drive, Greenbelt, Maryland 20770, Condo Unit 7823, having Maryland Assessment and Taxation Account Identifier District 21, Account Number 3496155, and;

The property is improved by an 886 square foot commercial condominium unit in the Belle Point Office Park Condominium. The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any.

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at the rate of 7.5% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay.

Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by 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 deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser including reasonable attorney fees. Purchaser waives personal service of any paper filed in connection with such a Motion to Forfeit Deposit and Resell the property 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 sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason 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, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, integrity, physical condition, merchantability, degree of completion of the construction, status of permits, or other similar matters.

JEROME A. KUTA
Substitute Trustee

101526 (6-23,6-30,7-7)

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 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

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

**2272 ANVIL LANE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Shanda Turner, dated October 18, 2006 and recorded in Liber 26294, Folio 128 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,500.00, and an original interest rate of 8.450%, 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 \$20,500.00 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 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

101532 (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

**1815 ROBERT LEWIS AVENUE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Diana L. Dunn, dated March 24, 2005 and recorded in Liber 22096, Folio 131 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,000.00, and an original interest rate of 6.375%, 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 **JULY 5, 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 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

101484 (6-16,6-23,6-30)

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

**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 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)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2810 LUMAR DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Mercedes M. Merlos, dated March 3, 2006 and recorded in Liber 24898, Folio 350 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$212,000.00, 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 5, 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 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

101483 (6-16,6-23,6-30)

LEGALS

Law Offices
GOOZMAN, BERNSTEIN & MARKUSKI
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480
(410) 792-0075

SUBSTITUTE TRUSTEES' SALE

Case No. CAE11-11594

**Of Valuable Real Estate
located in Prince George's County, MD
at 13012 Crain Highway
Brandywine, Maryland 20613**

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Mohiuddin Faruque to Stanley L. Merson and S. Lynne Pulford, Trustees, dated August 9, 2005, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 23320, at Folio 008, docketed for foreclosure in Civil No. CAE11-11594, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland 20772, on

**WEDNESDAY, JULY 6, 2011
AT 11:15 A.M.**

all that property described in the said Deed Of Trust as follows:

LOT NUMBERED 20 (SAVING AND EXCEPTING 2000 SQUARE FEET) ALL IN THE SUBDIVISION KNOWN AS "GWYNN PARK" PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK BB 10 AT 75.

SDAT Account Identifier: 11-1155779

The Property will be sold in "AS-IS" condition, subject to all conditions, restrictions, easements, covenants, rights-of-way and agreements of record affecting the Property, and subject to whatever an accurate survey or inspection of the Property would disclose, without any express or implied warranty of any kind.

A deposit of \$7,500.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 3.125% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

The Property is sold subject to the right of any persons in possession of all or any part of the Property under recorded or unrecorded leases or rights of occupancy, if any. Purchaser shall be responsible for obtaining possession of the Property.

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

The Trustees are not liable, individually or otherwise, for any reason. If title to the Property is not or cannot be transferred consistent with the terms hereof for any reason, the Trustee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN
Substitute Trustees

101463 (6-16,6-23,6-30)

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
S11-067	Indefinite Delivery Contracts for Architectural, Architectural Related, and Construction Management Services "EXTENDED"	Pre-Bid Conference: Occurred Closes: 7/25/11 @ 3:00 p.m.	\$ 5.50
S11-098	Closed Circuit Television Inspection of Storm Drains	Pre-Bid Conference: 07/07/11 @ 10:00 a.m. Opens: 07/26/11 @ 3:00 p.m.	\$ 5.50
C11-120	Class I Concrete Transit Mix	Pre-Bid Conference: 07/07/11 @ 2:00 p.m. Opens: 07/22/11 @ 3:00 p.m.	\$ 5.50
OCS 09-0002	Blower Flare Station Expansion at Brown Station Road Landfill "EXTENDED"	Pre-Bid Conference: Occurred Opens: 07/06/11 @ 3:00 p.m.	\$55.00

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

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

101562 (6-30)

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 (6-30,7-7-14)

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 (6-30,7-7-14)

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 (6-30,7-7-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6408 RIGGS ROAD
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Aureliano Hernandez, dated November 13, 2006 and recorded in Liber 26799, Folio 346 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,720.00, and an original interest rate of 8.250%, 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 \$46,500.00 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

101568 (6-30,7-7-14)

LEGALS

AMENDED

ORDER OF PUBLICATION

2010 COUNTIES, LLC
C/O THE LAW OFFICES OF
HEIDI S. KENNY, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

DAVID HODGES

SERVE:
3402 STONESBORO RD
FORT WASHINGTON MD 20744

SERVE:
7730 LOUDON DR
FORT WASHINGTON MD 20744

AND
NORMAN HODGES

SERVE:
3402 STONESBORO RD
FORT WASHINGTON MD 20744

SERVE:
7730 LOUDON DR
FORT WASHINGTON MD 20744

AND
ELLIS DEBRA JONES-HODGES

SERVE:
3402 STONESBORO RD
FORT WASHINGTON MD 20744

SERVE:
7730 LOUDON DR
FORT WASHINGTON MD 20744

AND
MORTGAGE ELECTRONIC REG-
ISTRATION SYSTEMS, INC.
A/K/A MERS

SERVE ON:
R.K. ARNOLD, PRESIDENT AND
CHIEF EXECUTIVE OFFICER
1818 LIBRARY ST
RESTON VA 20190

SERVE ON:
SHARON HORSTKHAMP,
LEGAL DEPARTMENT
1818 LIBRARY ST, STE 300
RESTON VA 20190-6280

AND
J.P. MORGAN CHASE BANK, NA
F/K/A WASHINGTON MUTUAL
BANK

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND
MARK EDWARD FUTTOVSKY,
TRUSTEE

SERVE:
401 N. WASHINGTON STREET
SUITE 110
ROCKVILLE, MD 20850

AND
TODD P. FORSTER, TRUSTEE

SERVE:
401 N. WASHINGTON STREET
SUITE 110
ROCKVILLE, MD 20850

AND
KALLE M. BANNISTER,
TRUSTEE

SERVE:
77 SOUTH WASHINGTON
STREET, SUITE 208
ROCKVILLE, MD 20850

AND
J. GARRETT SCHELLER,
TRUSTEE

SERVE:
22930 BRIDLEWOOD LN
LEXINGTON PARK MD 20653-
5108

AND
JAMES D. CURRY

SERVE:
22930 BRIDLEWOOD LN
LEXINGTON PARK MD 20653-
5108

AND
CARL E. ZENTZ, PA, TRUSTEE

SERVE ON:
CARL E. ZENTZ, RESIDENT
AGENT
6948 HANOVER PARKWAY
GREENBELT, MD 20770

AND
THE ESTATE OF RONALD LEE
CRANE

SERVE ON:
PERSONAL REPRESENTATIVE
51 MEADE ST
BUCKHANNON, WV 26201

AND
GUILD MORTGAGE COMPANY

SERVE ON:
NATIONAL REGISTERED
AGENTS, INC. OF MD
RESIDENT AGENT
836 PARK AVENUE, SECOND
FLOOR
BALTIMORE, MD 21201

AND
MICHAEL A. CINQUEGRANI,
TRUSTEE
SERVE:
9311 PITTSFIELD RD
OWINGS MILLS, MD 21117

AND
EDWARD L. LEIBY, TRUSTEE

SERVE ON:
11 GROVESIDE DR
ALISO VIEJO CA 92656

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

3402 STONESBORO RD
Fort Washington MD 20744

And

Unknown Owner of the property
3402 STONESBORO RD described
as follows: Parcel ID 09 0868463 on
the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or succes-
sors in right, title and interest in the
property.

AND
PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
STEPHANIE P. ANDERSON,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
CAE 10-36464**

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

10,800.0000 Sq. Ft. & Imps.
Maplewood-plat 1 Lot 10 Blk A,
Assmt #464,190 Lib 26736 FI 222
and assessed to David Hodges and
Norman Hodges Etal, also known as
3402 STONESBORO RD, Fort
Washington MD 20744, Tax
Account No. 09 0868463 on the Tax
Roll of the Director of Finance.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid although more than six
(6) months and a day from the date
of sale has expired.

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 in Prince
George's County once a week for
three (3) successive weeks on or
before the 11th day of July, 2011,
warning all persons interested in
the property to appear in this Court
by the 24th day of August, 2011 and
redeem the property described
above and answer the Complaint
or thereafter a Final Judgment will
be entered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101570 (6-30,7-7,7-14)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, Inc.
will sell at public auction the fol-
lowing 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 pres-
ence of the picnic table, Upper
Marlboro, MD 20772, at 4:00 P.M.
on July 18th, 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 fol-
lowing may contact Freestate Lien
& Recovery, Inc. at 410-867-9079.
Fax 410-867-7935.

LOT# 3799B 1989 BAYLINER
27FT
MD# 0941AW
GATES MARINE SERVICES,
INC
600 CABANA BLVD
DEALE

LOT# 4927B 1982 BAYLINER
32FT
MD# 7768CE
FERRY POINT MARINA
YACHT YARD
700 MILL CREEK ROAD
ARNOLD

LOT# 5300B 1968 MORGAN
YCT 29FT 10IN
OFFICIAL# 516292 "SQUID-
WARD"
MD# 6475BS
FERRY POINT MARINA
YACHT YARD
700 MILL CREEK ROAD
ARNOLD

LOT# 5317B 1985 BAYLINER
2550 CIERA 25FT
MD# 9392AW
GEORGETOWN YACHT BASIN
14020 AUGUSTINE HERMAN

HWY
GEORGETOWN

LOT# 5341B 1988 THOMPSON
25FT 5IN
MD# 6056AT
GORDON R PROUT
4776 S POLLINGHOUSE RD
HARWOOD

LOT# 5386 1996 MERCEDES-
BENZ SL500 ROADSTER
VIN# WDBFA67F9TF137328
KEN'S AUTO BODY SHOP
1031 RIPLEY ST
SILVER SPRING

LOT# 5397 1984 CHEVROLET
MONTE CARLO
VIN# 1G1AZ37G4ER173319
BROWN'S AUTOMOTIVE SER-
VICE
4426 BEECH ROAD
TEMPLE HILLS

LOT# 5419 2006 FORD TRUCK
F150
VIN# 1FTPW14586KD56606
PEDLAR'S AUTO BODY
9611 LANHAM SEVERN RD
SEABROOK

LOT# 5301B 1979 SABRE 28FT
5IN
OFFICIAL# 925796 "SUKI
TOO"
MD# 1474AF
FERRY POINT MARINA
YACHT YARD
700 MILL CREEK ROAD
ARNOLD

LOT# 5503 2005 CHEVROLET
Malibu-V6
VIN# 1G1ZS52805F112750
S.A.P. AUTOMOTIVE CENTER,
INC
420 S. KRESSON ST, SUITE B
BALTIMORE

LOT# 5504 1993 CHEVROLET
G-30HD
VIN# 1GBKH32K8P3305468
S.A.P. AUTOMOTIVE CENTER,
INC
420 S. KRESSON ST, SUITE B
BALTIMORE

LOT# 5505 2001 MERCURY
Cougar-V6
VIN# 1ZWFT61L715609032
PAVY'S AUTO SERVICE
7615 F RICKENBACKER DR
GAITHERSBURG

LOT# 5506 1995 LEXUS LS-V8
VIN# JT8UF22E8S0003783
SONU'S SHELL
201 N POINT BLVD
BALTIMORE

LOT# 5601B 1983 ODAY 24FT
10IN
MD# 7254BL
SPRING COVE MARINA
455 LORE ROAD
SOLOMONS

LOT# 5602B 1993 EXCEL 23FT
MD# 6816C
SPRING COVE MARINA
455 LORE ROAD
SOLOMONS

LOT# 5604 1995 BMW 525I
VIN# WBAHD632XSGK85689
PASSPORT BMW
4730 AUTH RD
MARLOW HTS

LOT# 5605B 1986 BAYLINER
28FT
MD# 6773AY
ROCKHOLD CREEK MARINA
453 DEALE RD
DEALE

LOT# 5606B 1975 SABER 28FT
MD# 8062AZ
ROCKHOLD CREEK MARINA
453 DEALE RD
DEALE

LOT# 5607B 1974 PEQUOD
34FT 3IN
MD# 0387E
ROCKHOLD CREEK MARINA
453 DEALE RD
DEALE

LOT# 5608 2000 TOYOTA
RAV4-4 Cyl.
VIN# JT3HP10V5Y0240337
RITE PRICE AUTO SALES &
SERVICE
7901 OLD BRANCH AVE
CLINTON

LOT# 5609B 1980 ALBIN 28FT
MD# 2077BM
HIN# AMNCM131M80F
NAME ON BOAT: "CHILLIN
THE MOST"
HERRINGTON HARBOR
NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 5610B 1976 C&C YACHT
27FT 11IN
MD# 3888AJ
HIN# ZCC276300476
HERRINGTON HARBOR
NORTH
389 DEALE ROAD
TRACYS LANDING

**TERMS OF SALE: CASH
PUBLIC SALE**

**The Auctioneer reserves the
right to post a Minimum Bid**

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

101571 (6-30,7-7)

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.

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. Claggett, Trustee, and
Gray Sky Holdings, LLC, and
Prince George's County, Maryland

and

All unknown owners of the prop-
erty 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 premis-
es 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 pro-
ceeding.

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 cir-
culation 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 prop-
erty, 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 fore-
closing all rights of redemption in
and as to the property being ren-
dered 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)

**THE PRINCE
GEORGE'S
POST
NEWSPAPER**
301-627-0900

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 sched-
uled, 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 condi-
tions, 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 pur-
chase 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 fore-
closure 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 assess-
ments, 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 settle-
ment to be paid by the purchaser, unless the purchaser is the foreclos-
ing 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
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 sub-
sequently 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 reme-
dies, 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, rein-
stated 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 equi-
ty, 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**

**5135 70TH PLACE
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Joan
F. Lewis, dated January 22, 2007 and recorded in Liber 27315, Folio 243
among the Land Records of Prince George's County, Maryland, with an
original principal balance of \$235,000.00, and an original interest rate of
3.990%, 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 5, 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 condi-
tions, 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 pur-
chase 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 fore-
closure 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 assess-
ments, 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 settle-
ment to be paid by the purchaser, unless the purchaser is the foreclos-
ing 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
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 sub-
sequently 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 reme-
dies, 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, rein-
stated 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 equi-
ty, 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

101482 (6-16,6-23,6-30)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

SHERIFAT M. ALLI-BALOGUN
15825 Erwin Court
Bowie, Maryland 20716-2634

and

BRANCH BANKING AND TRUST
CO. OF VIRGINIA now known as
BRANCH BANKING AND TRUST
CO. Care of: The Corporation
Trust Incorporated Resident Agent
351 W. Camden Street
Baltimore, Maryland 21201

and

DEVIN T. FINAN,
DAVID F. SKAFF, Trustees
5955 Cody Spring Place
Haymarket, Virginia 20169

and

GEORGE W. CALLAHAN,
SHARON O. CALLAHAN
5406 Gunston Lane
Camp Springs, Maryland 20023

and

CAPITAL ONE BANK
Care of: Lynn Carter, President
P.O. Box 4199
Houston, Texas 77210-4199

and

HOWARD N. BIERMAN, JACOB
GEESING, CARRIE M. WARD,
Trustees
4520 East West Highway, Suite 200
Bethesda, Maryland 20814

and

LANHAM PROFESSIONAL
CENTER
Care of: Stacy S. Pickett, Esq.
6411 Ivy Lane, Suite 305
Greenbelt, Maryland 20770

and

UNKNOWN OWNER OF PROP-
ERTY 9470 Annapolis Road, Unit
223, Lanham, Map 44, Grid E2,
Subdivison 4745, Acct No.: 20-
2831915 the unknown owner's,
heirs, devisees and personal rep-
resentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or suc-
cessors 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
9470 Annapolis Road, Unit 223,
Lanham

Defendants

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

CAE 11-13544

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property, 9470 Annapolis Road
Unit 223, Lanham, Account No. 20-
2831915 and assessed to Sherifat M.
Alli-Balogun and sold by the
Collector of Taxes for Prince
George's County and the State of
Maryland to the Plaintiffs in these
proceedings:

9470 Annapolis Road, Unit 223,
Lanham, District 20, Map 44,
Grid E2, Subdivision 4745,
Deed Ref: 22579/072,
Acct No.: 2831915

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

It is thereupon this 6th 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 gener-
al circulation once a week for three
(3) successive weeks, before the 1st
day of July, 2011, warning all per-
sons interested in said property to
be and appear in this Court by the
9th day of August, 2011, and
redeem the property, 9470
Annapolis Road, Unit 223, Lanham,
Account No. 20-2831915, and
answer the Complaint of or there-
after 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
101476 (6-16-6-23,6-30)

ORDER OF PUBLICATION

TOWER TAX CAPITAL, LLC.
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

Plaintiff

vs.

Jemal's Mellwood, LLC.
Richard L. Bernardi, Trustee
Eagle Bank
Scott W. Palmer, Substitute Trustee
Jon I. Opert, Trustee
Keybank, N.A.
Teodoro J. Hernandez, Trustee
The Harbour Bank of Maryland

9440 MARLBORO PIKE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County and Collector of
State and County Taxes for said
County known as:

9440 Marlboro Pike, Upper
Marlboro, MD 20772, 15th
(Fifteenth) Election District,
described as follows: All that lot of
land and imps. Parcel A
110,228.0000 Sq.Ft. & Imps.
Melwood Medical Assmt
\$3,697,632 Lib 12711 Fl 647 and
assessed to Jemals Mellwood, LLC.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-13212**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 9440 Marlboro Pike,
Upper Marlboro, Maryland 20772
in the County of Prince George's,
sold by the Collector of Taxes for
the County of Prince George's and
the State of Maryland to the
Plaintiff in this proceeding:

All that lot of land and imps.
Parcel A 110,228.0000 Sq.Ft. & Imps.
Melwood Medical Assmt
\$3,697,632 Lib 12711 Fl 647 and
assessed to Jemals Mellwood, LLC.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 6th 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 newspa-
per having general circulation in
Prince George's County once a
week for three (3) successive
weeks, warning all persons inter-
ested in the property to appear in
this Court by the 1st day of July,
2011, and redeem the property
9440 Marlboro Pike, Upper
Marlboro, Maryland 20772 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101477 (6-16-6-23,6-30)

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

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

Case No: CAE 11-10656

ORDER OF PUBLICATION

This is to give notice that on the
21st day of April 2011, a Petition for
Guardianship of a Minor Child,
CHARIDY LEIGH BAILEY, was
filed in the Circuit Court for Prince
George's County, Maryland, by
ANINA EVANS, Petitioner, against
CIERRA NICOLE BAILEY, birth
mother, and UNKNOWN BIRTH
FATHER. The birth mother, CIER-
RA NICOLE BAILEY last known
address is 11009 Belton Street,
Upper Marlboro, MD 20774, and
the last known address of the
UNKNOWN BIRTH FATHER is
unknown and his whereabouts are
unknown. The petition alleges that
the unknown birth father's where-
abouts are currently unknown and
that they have made attempts to
locate the birth father and have
been unsuccessful. The petition
further alleges that Petitioner is a
resident of Prince George's County,
and has been so for more than one
year.

The relief prayed in the petition
CAE11-10656, Guardianship of
Minor Child, is that she be granted
Guardianship of the Minor Child
and any other relief deemed just
and proper by the Court.

Whereupon, it is Ordered by the
Circuit Court for Prince George's
County, this 10th day of June, 2011,
that the Petitioner cause a copy of
the order to be inserted in a news-
paper published in Prince George's
County, once a week in each of
three successive weeks, by the 11th
day of July, 2011, giving notice to
UNKNOWN BIRTH FATHER, the
object and substance of the Petition
and warning them to show cause, if
any there may be, on or before the
15th day of July, 2011 why the relief
requested should not be granted.

MARILYNN M BLAND
CLERK
101493 (6-16,6-23,6-30)

LEGALS

ORDER OF PUBLICATION

TOWER TAX CAPITAL, LLC.
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

Plaintiff

vs.

Jemal's Wssc, LLC
George L. Greco, Trustee
Virginia Commerce Bank

4017 HAMILTON STREET

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County and Collector of
State and County Taxes for said
County known as:

4017 Hamilton Street, Hyattsville,
MD 20781, 16th (Sixteenth) Election
District, described as follows: All
that lot of land and imps. Lots 80
thru 93 Nconf Use-office (fin Chg
05) 3,1900 Acres & Imps. Wines &
Johnsons Assmt. \$600,000 Lib
21981, Fl 165 and assessed to Jemals
Wssc, LLC.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-13216**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 4017 Hamilton Street,
Hyattsville, Maryland 20781 in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps. Lots
80 thru 93 Nconf Use-office (fin
Chg 05) 3,1900 Acres & Imps.
Wines & Johnsons Assmt. \$600,000
Lib 21981, Fl 165 and assessed to
Jemals Wssc, LLC.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 6th 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 newspa-
per having general circulation in
Prince George's County once a
week for three (3) successive
weeks, warning all persons inter-
ested in the property to appear in
this Court by the 1st day of July,
2011, and redeem the property
4017 Hamilton Street, Hyattsville,
Maryland 20781 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the prop-
erty, and vesting in the Plaintiff's
title, free and clear of all encum-
brances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101478 (6-16-6-23,6-30)

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

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

Case No: CAE 11-12529

ORDER OF PUBLICATION

This is to give notice that on the
16th day of May, 2011, a Petition for
Guardianship of a Minor Child,
was filed in the Circuit Court for
Prince George's County, Maryland,
by MARGARET A. MCGILL,
Petitioner, against ALICE MELIN-
DA MCGILL, birth mother, and
JOE LOUIS MCGILL JR., birth
father. The birth mother, ALICE
MELINDA MCGILL, last known
address is 3847 St. Barnabas Road,
#202, Suitland, MD, and the last
known address of the birth father is
9005 Cameron Court, Clinton, MD
20735. The petition alleges that the
birth mother, ALICE MELINDA
MCGILL, whereabouts are current-
ly unknown and that they have
made attempts to locate the birth
mother and have been unsuccess-
ful. The petition further alleges that
Petitioner is a resident of Prince
George's County, and has been so
for more than one year.

The relief prayed in the petition
CAE11-12529, Guardianship of
Minor Child, is that she be granted
Guardianship of the Minor Child
and any other relief deemed just
and proper by the Court.

Whereupon, it is Ordered by the
Circuit Court for Prince George's
County, this 10th day of June, 2011,
that the Petitioner cause a copy of
the order to be inserted in a news-
paper published in Prince George's
County, once a week in each of
three successive weeks, by the 11th
day of July, 2011, giving notice to
ALICE MELINDA MCGILL, birth
mother, the object and substance of
the Petition and warning them to
show cause, if any there may be,
on or before the 15th day of July,
2011 why the relief requested should
not be granted.

MARILYNN M BLAND
CLERK
101492 (6-16,6-23,6-30)

ORDER OF PUBLICATION

TOWER TAX CAPITAL, LLC.
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

Plaintiff

vs.

Skyview Investment Properties,
Inc.

5101 ELMO STREET

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County and Collector of
State and County Taxes for said
County known as:

5101 Elmo Street, Capitol Heights,
MD 20743, 18th (Eighteenth)
Election District, described as fol-
lows: All that lot of land and imps.
Lots 1.2 Cae 07-26864 w/tdt
10/16/07 4,000.0000 Sq.Ft. & Imps.
Greater Capitol Blk 13 Assmt.
\$147,166 Lib 30668 Fl 479 and
assessed to Skyview Investment
Properties, Inc.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-13217**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 5101 Elmo Street, Capitol
Heights, Maryland 20743 in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps. Lots
1.2 Cae07-26864 W/tdt 10/16/07
4,000.0000 Sq.Ft. & Imps. Greater
Capitol Blk 13 Assmt \$147,166 Lib
30668, Fl 479 and assessed to
Skyview Investment Properties,
Inc.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 6th 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 newspa-
per having general circulation in
Prince George's County once a
week for three (3) successive
weeks, warning all persons inter-
ested in the property to appear in
this Court by the 1st day of July,
2011, and redeem the property
5101 Elmo Street, Capitol
Heights, Maryland 20743 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101479 (6-16-6-23,6-30)

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

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

Case No: CAE 11-12733

ORDER OF PUBLICATION

This is to give notice that on the
18th day of May, 2011, a Petition for
Guardianship of a Minor Child,
KAIHLANI S.Q. PAIGE, was filed in
the Circuit Court for Prince
George's County, Maryland, by
BRIGETTE D.N. DUNN, Petitioner,
against AYANA EDWARDS, birth
mother, and UNKNOWN BIRTH
FATHER. The birth mother, AYANA
EDWARDS, last known address is
7913 FORDSON ROAD, Alexandria,
VA 22306, and the last known ad-
dress of the birth father is unknown
and his whereabouts are unknown.
The petition alleges that the birth
father's whereabouts are currently
unknown and that they have made
attempts to locate the birth father
and have been unsuccessful. The
petition further alleges that Peti-
tioner is a resident of Prince
George's County, and has been so
for more than one year.

The relief prayed in the petition
CAE 11-12733, Guardianship of
Minor Child, is that she be granted
Guardianship of the Minor Child
and any other relief deemed just
and proper by the Court.

Whereupon, it is Ordered by the
Circuit Court for Prince George's
County, this 10th day of June, 2011,
that the Petitioner cause a copy of
the order to be inserted in a news-
paper published in Prince George's
County, once a week in each of
three successive weeks, by the 11th
day of July, 2011, giving notice to
the UNKNOWN BIRTH FATHER,
the object and substance of the
Petition and warning them to show
cause, if any there may be, on or
before the 15th day of July, 2011
why the relief requested should not
be granted.

MARILYNN M BLAND
CLERK
101491 (6-16,6-23,6-30)

LEGALS

ORDER OF PUBLICATION

TOWER TAX CAPITAL, LLC.
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

Plaintiff

vs.

Jemal's Edmonston, LLC
Sandy Spring Bank
Daniel J. Schrider, Trustee
Jon I. Opert, Trustee
Key Bank, N.A.
Colombo Savings Bank, F.S.B.

9011 EDMONSTON RD

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County and Collector of
State and County Taxes for said
County known as:

9011 Edmonston Road, Greenbelt,
Maryland 20770, (Twenty-First)
21st Election District, described as
follows: All this lot of land and
imps. Parcel Three Transfer Date
5/b 1/29/79 L5052, F916, 2,4030
Acres & Imps. Greenbelt Park-
Assmt \$3,739,600 Lib 15605 Fl 006
and assessed to Jemal S.
Edmonston, LLC.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-13218**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 9011 Edmonston Road,
Greenbelt, Maryland 20770 in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

All this lot of land and imps.
Parcel Three Transfer Date 5/b
1/29/79 L5052, F916, 2,4030 Acres
& Imps. Greenbelt Park-Assmt
\$3,739,600 Lib 15605 Fl 006 and
assessed to Jemal S. Edmonston,
LLC.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 6th 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 newspa-
per having general circulation in
Prince George's County once a
week for three (3) successive
weeks, warning all persons inter-
ested in the property to appear in
this Court by the 1st day of July,
2011, and redeem the property
9011 Edmonston Road, Greenbelt,
Maryland 20770 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the prop-
erty, and vesting in the Plaintiff's
title, free and clear of all encum-
brances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101480 (6-16-6-23,6-30)

ORDER OF PUBLICATION

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

Plaintiff

vs.

PEGGY GERSTENBERG
P.O. Box 4023
Capitol Heights, Maryland 20791

and

RITCHI PROFESSIONAL CENTER
CONDOMINIUM ASSOCIATION
Care of: Charles E. McClain, Sr.,
Chairman
3100 Ritchie Road, Suite A
Forestville, Maryland 20747

and

UNKNOWN OWNER OF PROP-
ERTY 3100 Ritchie Road, Condo
Unit F, District Heights, Map 081,
Grid F4, Subdivision 7152, Acct
No.: 06-0626648 the unknown
owner's, heirs, devisees and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, 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 3100
Ritchie Road, Condo Unit F,
District Heights

Defendants.

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*