

LEGALS

NOTICE

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

Substitute Trustees

vs.

SUMITA ROY
7979 RIGGS ROAD, APT 2
ADELPHI, MD 20783-4584
and

MICHAEL HALDER
7979 RIGGS ROAD, APT 2
ADELPHI, MD 20783-4584

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-05518

Notice is hereby given this 2nd 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 7979 Riggs Road, Apt 2, Adelphi, MD 20783-4584, 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 4th 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 4th day of July, 2011, next.

The Report of Sale states the amount of sale to be Twenty Eight Thousand and 00/100 Dollars (\$28,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk

101416 (6-9,6-16,6-23)

NOTICE

STEVEN P. HENNE and
STEPHEN B. JACKSON,
Substituted Trustees

Plaintiffs

vs.

JOSEPH WILLIAM WEST, JR

Substitute Trustees

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 10-27159

NOTICE IS HEREBY GIVEN, this 3rd day of June, 2011, by the Circuit Court for Prince George's County, that the sale of the property known as 1410 Fillmore Road, Fort Washington, Maryland 20744, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Essex Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of July, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said Prince George's County, once a week for three successive weeks on or before the said 5th day of July, 2011.

The report states the amount of sale to be \$80,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101419 (6-9,6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN LOUIS O'CONNELL

Notice is given that Kevin T O'Connell whose address is 5904 Old Greenway Drive, Glen Allen, VA 23059 was on May 18, 2011 appointed personal representative of the estate of John Louis O'Connell who died on April 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.

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 18th 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.

KEVIN T O'CONNELL
Personal Representative

NOTICE

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

Substitute Trustees

vs.

ESTATE OF LAWRENCE STUCKEY, PERSONAL REPRESENTATIVE SHARVONIQUE FORTUNE-STUCKEY
4612 Bishop Carroll Drive
Upper Marlboro, MD 20772-5980

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-06469

Notice is hereby given this 2nd 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 4612 Bishop Carroll Drive, Upper Marlboro, MD 20772-5980 made and represented by Jeremy K. Fishman, Samuel D. Williamowsky and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 4th 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 4th day of July, 2011, next.

The Report of Sale states the amount of the sale to be One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk

101417 (6-9,6-16,6-23)

NOTICE

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

vs.

QUEEN E. PAGE
1208 Nova Avenue
Capitol Heights, Md 20743

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-04929

Notice is hereby given this 2nd 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 1208 Nova Avenue, Capitol Heights, MD 20743, 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 4th 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 4th day of July, 2011, next.

The Report of Sale states the amount of the sale to be One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk

101415 (6-9,6-16,6-23)

**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

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

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

Plaintiffs

vs.

Jacqueline Jones
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 11-06435

ORDERED, this 8th day of June, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 807 Alabaster Court, Capital Heights, Maryland 20743 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 8th 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 8th day of July, 2011, next.

The report states the amount of sale to be \$259,510.94.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101467 (6-16,6-23,6-30)

Danie E. Ridgway, Esquire
Hollman, Maguire, Titus &
Korzenewski, Chtd
189 East Main Street
Westminster, Maryland 21157
410-876-3183

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM SHAFFER SOUSER

Notice is given that Helen Young, c/o Danie E. Ridgway, Esq., Hollman, Maguire, Titus & Korzenewski, Chtd, whose address is 189 E. Main Street, Westminster, MD 21157 was on May 25, 2011 appointed personal representative of the estate of William Shaffer Souser who died on April 10, 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 25th 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.

HELEN YOUNG
Personal Representative

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

101475 Estate No. 87635
(6-16,6-23,6-30)

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)

MECHANIC'S LIEN SALE

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

**JUNE 24, 2011
AT 10:00 A.M.**

**Merlin Auto Club, Forestville, MD
2003 CHEV
VIN: 2G1WF52E939149914**

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

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

101488 (6-16,6-23)

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 property located at 555 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 One Hundred and 00/100 Dollars (\$100.00), subject to a prior recorded Deed of Trust, dated July 30, 2007, recorded August 8, 2007, among the Land Records of Prince George's County, in Liber 28370, folio 138, having an original sum of \$93,750.00, 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

101471 (6-16,6-23,6-30)

NOTICE

BROOKSIDE PARK
CONDOMINIUM, INC.

Plaintiff

vs.

LIONEL L. FOREMAN
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 11-01272

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 544 Wilson Bridge Drive, #B-2, 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 One Hundred and 00/100 Dollars (\$100.00), subject to a prior recorded Deed of Trust, dated May 30, 2008, recorded September 15, 2008, among the Land Records of Prince George's County, in Liber 30000, folio 438, having an unpaid balance of \$77,091.46, 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

101472 (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)

LEGALS

NOTICE

BROOKSIDE PARK
CONDOMINIUM, INC.

Plaintiff

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

Substitute Trustees

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

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

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)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ROY B. STRANG
Estate No.: 86782

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by PATRICIA HOGAN for Judicial Probate of the copy of the will dated April 3, 2001 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **August 10, 2011 at 9:30 AM.**

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

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

101510 (6-23,6-30)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water Management Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water Management Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3768. Written comments or requests for a hearing must be received on or before July 15, 2011.

PRINCE GEORGE'S COUNTY

201160546/11-NT-0126: THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION (SHA), 707 North Calvert Street, Baltimore, Maryland 21202 has applied to impact State wetlands and waters associated with the construction of a new interchange at I-95 and existing Van Dusen Road in Prince Georges County. The project purpose is to facilitate planned economic development within a County Priority Funding Area. The proposed interchange will link to proposed roadways to be constructed by Prince Georges County under future separate application. The proposed work will result in permanent impact to 7,480 square feet (s.f.) of nontidal wetlands, 31,315 s.f. of impact to regulated nontidal wetlands buffer, and a total of 1,351 linear feet of impact to two streams within the Anacostia River Watershed. Mitigation for loss of nontidal wetlands is proposed through use of completed stream and wetland mitigation projects. For more information about this project, please contact Mr. Steve Hurt by email - shurt@mde.state.md.us or at (410) 336-1528.

101521 (6-23)

NOTICE

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN
Substitute Trustees
Plaintiffs

vs.
OSCAR M. GABOR and LINDA H. GABOR
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-32489

NOTICE is hereby given this 3RD 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 1208 KINGS GRANT COURT, UPPER MARLBORO, MD 20774, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of JULY, 2011, 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 5th day of JULY, 2011.
The report states the amount of the sale to be \$8,000.00

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

True Copy—Test:
Marilynn M. Bland, Clerk
101420 (6-9,6-16,6-23)

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 PROPERTY 3100 Ritchie Road, Condo Unit D, District Heights, Map 081 Grid F4, Subdivision 7152, Acct No. 06-0626622
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 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 filing 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 general circulation once a week for three (3) successive weeks, before the 8th day of July, 2011, warning all persons 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 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
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 PROPERTY 9470 Annapolis Road, Unit 224, Lanham, Map 44, Grid E2, Subdivision 4745, Acct No.: 20-2831923 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 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 filing 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 general circulation once a week for three (3) successive weeks, before the 8th day of July, 2011, warning all persons 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 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
101512 (6-23,6-30,7-7)

ORDER OF PUBLICATION

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

Plaintiff
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 DISTRICT of Prince George's County, Maryland, and described in the Complaint
Defendant

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

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, containing 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 general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or

LEGALS

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.

Carmelita Lloyd
William Willis
William A. Willis
1836 Metzertott Road, Unit 1108
Hyattsville, MD 20783
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-15900

Notice is hereby given this 3rd 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 5th 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 5th day of July, 2011.
The Report of Sale states the amount of the foreclosure sale price to be \$27,200.00. The property sold herein is known as 1836 Metzertott Road, Unit #1108, Hyattsville, MD 20783

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

True Copy—Test:
Marilynn M. Bland, Clerk
101418 (6-9,6-16,6-23)

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.

Christopher Hampton
Beth Hampton
1036 Spring Valley Court
Fort Washington, MD 20744
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-06994

Notice is hereby given this 6th 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 6th 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 6th day of July, 2011.
The Report of Sale states the amount of the foreclosure sale price to be \$117,931.25. The property sold herein is known as 1036 Spring Valley Court, Fort Washington, MD 20744.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101456 (6-9,6-16,6-23)

THE PRINCE GEORGE'S POST

Call

301-627-0900

Fax

301-627-6260

Wishing you all a

Happy and

Safe

Weekend!!

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 thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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 following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on July 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 following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

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

LOT# 4923 1996 TOYOTA Camry
VIN# 4T1BF12K8TU133125
KERRS TOWING & AUTOMOTIVE
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

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, recodation 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)

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

TRUSTEE'S SALE

Of valuable, improved real estate, located at 554 Wilson Bridge Drive, # B-2, Oxon Hill, Prince George's County, Maryland, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Beverly A. Banks, Case No: CAE-09-32040, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

JUNE 27, 2011 AT 2:00 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 554 Wilson Bridge Drive, #B-2, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit Numbered 6755/B2 in Building Numbered Eighteen (18) "WILSON BRIDGE CONDOMINIUM", a Condominium as defined and set forth in a Declaration of Condominium recorded among the Land Records of Prince George's County, Maryland in Liber 4156 folio 711 as amended from time to time. Said Unit is delineated on that certain Condominium Plat entitled "WILSON BRIDGE CONDOMINIUM", as recorded in Condominium Plat Book WWW 82 at plats 12 et seq. Said property being located in the 12th Election District of said County.

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

TERMS OF SALE

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

LEGALS

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

A deposit shall be required at the time of sale in the amount of Six Thousand and 00/100 Dollars (\$6,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

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

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

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

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101452 (6-9,6-16,6-23)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
4845 River Valley Way, Bowie, MD 20720**

By virtue of the power and authority contained in a Deed of Trust from JOHN R. CUYLER, JR. (original owner) and H.T. BROWN REAL ESTATE, INC. (current owner), dated July 11, 1988 and recorded in Liber 7025 at Folio 219 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, JUNE 28, 2011
AT 3:30 P.M.**

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

Unit number Lot 39 Phase 4 Section 1 in "GLENSFORD CONDOMINIUM" as established pursuant to a Certain Declaration of Condominium of The Artery Organization, Inc., a Maryland Corporation, dated May 27, 1987 and recorded among the Land Records of Prince George's County, Maryland in Liber 6957 at folio 583, and supplemented by the First Supplementary Declaration, recorded June 24, 1988 in Liber 7007 at folio 309, and pursuant to the appropriate plats described in said Declaration of Condominium recorded among the said Land Records in Plat Book NLP 138 at Plats 32 through 41, all inclusive and Plat NLP 139 at plats 43 through 47, inclusive.

TOGETHER with the improvements thereto, and the rights and appurtenances thereto belonging or appertaining, and particularly the rights in common with others, in the general and limited common elements of the aforesaid condominium and all other rights and privileges of a Condominium Unit, SUBJECT to conditions, limitations, reservations and covenants set forth in the aforesaid Declaration of Condominium.

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

TERMS OF SALE: A deposit of \$6,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

101447 (6-9,6-16,6-23)

LEGALS

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as**

9021 Loughran Road, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from DONNELL MCDANIEL (PERSONAL REPRESENTATIVE OF THE ESTATE YOLANDA WILLIAMS) and OPHELIA L. MCDANIEL and YOLANDA WILLIAMS, dated July 9, 1993 and recorded in Liber 8897 at Folio 388 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, JUNE 28, 2011
AT 3:20 P.M.**

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED "V" IN A SUBDIVISION KNOWN AS "SECTION 2, SOUTH FORT FOOTE VILLAGE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 222 69 AT PLAT 42 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

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

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

101445 (6-9,6-16,6-23)

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
S11-073	Inspection, Testing and Repair Service for Fire Alarm and Fires Sprinkle System "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/27/11 @ 3:00 p.m.	\$ 5.50
OCS 09-0002	Blower Flare Station Expansion at Brown Station Road Landfill "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/30/11 @ 3:00 p.m.	\$55.00
S11-030	County Office Recyclable Materials Collection "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/29/11 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority 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

101523 (6-23)

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
7611 Allendale Circle, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Angela T Jarrett, dated December 17, 1999, and recorded in Liber 13557, re-recorded in 13891 at folio 303, re-recorded in 269 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 12:03 PM.**

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

LOT NUMBERED TEN(10), IN BLOCK NUMBERED AND LETTERED EIGHT-C(8-C), IN THE SUBDIVISION KNOWN AS "PART OF BLOCKS 8-A, 8-B, 8-C, SECTION TWO, PALMER PARK"

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$6,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**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

101459 (6-16,6-23,6-30)

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
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)

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 Jullian 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)

The Prince George's Post

Call 301-627-0900

or

Fax 301-627-6260

Have a Very Safe Weekend

And Remember,

Don't Drink and Drive!

LEGALS

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

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

**Improved by premises known as
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**

**6703 SPRINGSHIRE WAY
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from German Ramos and Melva M. Contreras, dated January 19, 2008 and recorded in Liber 29372, Folio 093 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$401,000.00, 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.

BEING known and designated as Lot Thirteen (13) in Block "C" in a subdivision known as "Plat Five, Greenbelt Park II" Berwin (21st Election District) as per plat thereof recorded in Plat Book VJ 165 at plat 32 among the Land Records of Greenbelt, Prince George's County, Maryland.

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 \$40,000.00 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

101481 (6-16,6-23,6-30)

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
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)

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

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY**

**8951 TOWN CENTER CIRCLE APT. 105B
LARGO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Javon M. Hunter and Natasha Hunter, dated August 23, 2007 and recorded in Liber 28578, Folio 691 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,400.00, and an original interest rate of 7.000%, 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 **JUNE 28, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101412 (6-9,6-16,6-23)

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)

**REQUEST FOR PROPOSALS
HOUSING AUTHORITY
LEGAL SERVICES**

PROPOSAL DUE DATE AND TIME:

July 25, 2011 at 4:00 P.M. (EST)

Public Notice is hereby given that the Housing Authority of Prince George's County Maryland, (HAPGC), will accept proposals from individuals or firms interested in providing Legal Services for the Housing Authority.

Copies of the Request for Proposals (RFP) are available, Monday through Friday, between the hours of 9:00 a.m. until 4:30 p.m. beginning on Monday, June 13, 2011 through the proposal due date Monday, July 25, 2011. The RFP is available at, 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774. The cost of each RFP is \$100.00. Please make checks payable to HAPGC.

All proposals must be submitted to:

ERIC C. BROWN, ACTING EXECUTIVE DIRECTOR
HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY
9400 PEPPERCORN PLACE, SUITE 200
LARGO, MARYLAND 20774

101434 (6-9,6-16,6-23)

COUNTY COUNCIL HEARINGS

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

**TUESDAY, JULY 5, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
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 hearings:

10:00 A.M.

o **Appointment of the following individual as Chief of Police for Prince George's County:**

Mr. Mark A. Magaw

o **Appointment of the following individual as Director of the Office of Management and Budget for Prince George's County:**

Mr. Thomas M. Himler

o **Appointment of the following individual as Director of Office of Finance for Prince George's County:**

Ms. Gail D. Francis

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

101501 (6-23)

*The Prince George's
Post Newspaper
Your Newspaper of
Legal Record
Wishing you all a Happy
and Safe Weekend!!
Remember, Don't Drink
and Drive!*

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

**14909 DOWNEY COURT
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Oluwafemi C. Igerase, dated March 3, 2006 and recorded in Liber 25818, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$415,900.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101485 (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

**17003 W VILLAGE DRIVE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Michael T. Brown and Irann M. Brown, dated October 14, 2005 and recorded in Liber 23434, Folio 174 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 11.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 28, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101441 (6-9,6-16,6-23)

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. 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

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

**4503 38TH AVENUE
BRENTWOOD, MD 20722**

Under a power of sale contained in a certain Deed of Trust from James M. Shopshire, Jr. n/k/a James Maynard Shropshire, JR, dated October 28, 2002 and recorded in Liber 16440, Folio 539 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,816.00, and an original interest rate of 5.375%, 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 **JUNE 28, 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 \$14,500.00 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

101432 (6-9,6-16,6-23)

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. 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

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)

Law Offices
**AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

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

Improved by premises known as

1775 Village Green Drive, Unit Y85, Hyattsville, MD 20785

By virtue of the power and authority contained in a Deed of Trust from BRENDA A. JONES AKA BRENDA A. JONES-BEST (PERSONAL REPRESENTATIVE OF THE ESTATE, CORA J. JONES HALL), IVAN BEST, and WILLIAM S. HALL, JR, dated September 28, 1992 and recorded in Liber 8477 at Folio 568 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, JUNE 28, 2011

AT 3:15 P.M.

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

BEING KNOWN AND DESIGNATED as Condominium Unit No. Y-85, in the Subdivision known as "Phase Two, Windmill Square Condominium", established by Declaration made by Windmill Square Limited Partnership, recorded in Liber 5958 at folio 263, as amended by first Amendment to Declaration, Windmill Square Condominium in Liber 5974 at folio 751, of the Land Records of Prince George's County, Maryland, and by the Plat of Condominium recorded in Condominium Plat Book NLP 121, Plats Nos. 6 through 10, inclusive, among the aforesaid Land Records; together with an undivided percentage interest and ownership in and to the common elements of said Windmill Square condominium as set forth in said Declaration. Said property being located in the 13th Election District of said County.

Being commonly known as 1775 Village Green Drive, City of Landover, Maryland.

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser

LEGALS

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

AND ERICA T. DAVIS RUTH

Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

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

101444

(6-9,6-16,6-23)

Law Offices
**AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

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

Improved by premises known as

9815 Lake Pointe Court, Unit 301, Upper Marlboro, MD 20772

By virtue of the power and authority contained in a Deed of Trust from ROBIN SAVAGE, dated June 30, 1998 and recorded in Liber 12387 at Folio 091 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, JUNE 28, 2011

AT 3:10 P.M.

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

BEING KNOWN AND DESIGNATED as Unit No. 301, Building 7, Phase I, of LAKE POINTE AT THE TOWN CENTRE CONDOMINIUM, a condominium established under the provisions of Title 11 of the *Real Property Article of the Annotated Code of Maryland* (1981 Edition as amended) by the operation and effect of a Declaration dated November 20, 1992, and recorded among the Land Records of Prince George's County, Maryland, in Liber 8536 at Folio 854, *et seq.*, made by JMG Development Corporation, a Maryland corporation, Declarant, all of the Unit and those certain Condominium Plats entitled "Plat and Plan of Condominium, Part of Phase One, LAKE POINTE CONDOMINIUM", both of which are recorded among the Land Records of Prince George's County, Maryland, in Condominium Plat Book VJ 164 at Plat No. 39 and Condominium Plat Book VJ 164 at Plat No. 40, respectively.

THE improvements thereon being known and designated as 9815 Lakepointe Court #301, Landover, Maryland.

BEING ALSO SUBJECT to the Condominium Declaration and Bylaws for Lake Pointe Land Condominium dated March 23, 1992 and recorded among the Land Records aforesaid in Liber 8246 at folio 857, *et seq.*, and as shown on those Land Condominium Plats entitled "Sheet 1 of 2 and Sheet 2 of 2, Phase I, LAKE POINT LAND CONDOMINIUM," which plats are recorded among the Land Records of Prince George's County, Maryland, in Condominium Plat Book VJ 162 at Plat 7 and in Condominium Plat Book VJ 162 at Plat 8; being in the Thirteenth (13th) Election District of said County.

BEING ALSO SUBJECT to the Declaration of Covenants, Conditions and Restrictions of the Largo Town Center, dated January 1, 1990 and by Largo C.L.I. Limited Partnership, a Maryland Limited Partnership and DXD Inc., a Maryland corporation, Declarants, as the same is recorded among the Land Records of Prince George's County, Maryland, in Liber 7530 at Folio 313.

BEING a portion of that property which was conveyed by Deed dated March 23, 1992 and recorded among the Land Records of Prince George's County, Maryland, in Liber 8298 at Folio 800 from Largo C.L.I. Limited Partnership, a Maryland Limited Partnership, and Colton and Laskin Equities, Inc., a Maryland corporation, unto JMG Development Corporation.

BEING that property which was conveyed by Deed dated December 31, 1992 and recorded among the Land Records aforesaid in Liber 8625 at Folio 142, from JMG Development Corporation unto Lorraine M. Walker, the Grantor herein.

TOGETHER WITH the undivided percentage interest and ownership in the common elements and common profits of the Condominium which is attendant to each such Unit under the provisions of Article V, Section 2, of the aforesaid Declaration, as the Common Elements and Common Profits are defined in said Declaration and are shown and are shown on the Condominium Plats aforesaid.

WITHIN seven (7) years from the date of the recordation of the aforesaid Declaration, JMG Development Corporation, a Maryland corporation, reserves the right to suspend the Condominium Regime in accordance with Article VI of the said Declaration and Section 1-120 of the Condominium Act (Title 11 of the Real Property Articles of the Annotated Code of Maryland, 1981 Ed., as amended). In such event, JMG Development Corporation grants unto the grantors future estates of the then-appropriate undivided percentage interests and ownership in the common elements of the Condominium as calculated under the provisions of Article V, Section 2, of the said Declaration.

Address: 9815 Lakepointe Court, #301, Upper Marlboro, MD

Tax ID No.: 13-1519651

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address

LEGALS

provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

AND ERICA T. DAVIS RUTH

Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

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

101443

(6-9,6-16,6-23)

Law Offices
**AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

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

Improved by premises known as

3912 Newton Street, Brentwood, MD 20722

By virtue of the power and authority contained in a Deed of Trust from HERBERT G. WHITLEY SR. (PERSONAL REPRESENTATIVE OF ESTATE, PHILLIP WHITLEY and RESIDENT AGENT, LOIS BLUE), dated October 20, 2008 and recorded in Liber 30124 at Folio 022 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, JUNE 28, 2011

AT 3:05 P.M.

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

Lots Numbered Five(5); Six (6); and Seven (7), in Block Numbered Ten (10), in the subdivision known as "Section 1, COLMAR MANOR", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book RNR2 at plat 37.

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

TERMS OF SALE: A deposit of \$9,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 9.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

AND ERICA T. DAVIS RUTH

Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

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

101442

(6-9,6-16,6-23)

**Have a Safe
Weekend
Remember, Don't
Drink Alcohol and
Drive!
THE PRINCE
GEORGE'S POST
NEWSPAPER
301-627-0900**

*The Prince
George's Post
Newspaper*

*** * * * ***

Call (301) 627-0900

or

Fax (301) 627-6260

*** * * * ***

*Your Newspaper
of
Legal Record*

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,
Subdivision 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

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

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 20743, 18th (Eighteenth)
Election District, described as fol-
lows: 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 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
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 20743 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 address
of the birth father is unknown and
his whereabouts are unknown. The
petition alleges that the birth
father's whereabouts are currently
unknown and that they have made
attempts to locate the birth father
and have been unsuccessful. The
petition further alleges that Petitioner
is a resident of Prince
George's County, and has been so
for more than one year.

The relief prayed in the petition
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
S/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 S/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

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.

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

CAE 11-13208

The object of this proceeding