

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. SKAFFE, 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)

ORDER OF PUBLICATION

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

Plaintiff

vs.

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

4017 HAMILTON STREET

and

Prince George’s County, Office of  
Treasurer

and

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

and

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

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

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

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

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

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

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

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

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

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

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

Case No: CAE 11-12529

ORDER OF PUBLICATION

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

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

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

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

ORDER OF PUBLICATION

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

Plaintiff

vs.

Skyview Investment Properties,  
Inc.

5101 ELMO STREET

and

Prince George’s County, Office of  
Treasurer

and

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

and

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

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

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

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

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

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

It is thereupon this 6th day of June,  
2011, by the Circuit Court for Prince  
George’s County, Ordered, That  
notice be given by the insertion of a  
copy of this Order in some newspa-  
per having general circulation in  
Prince George’s County once a  
week for three (3) successive  
weeks, warning all persons inter-  
ested in the property to appear in  
this Court by the 1st day of July,  
2011, and redeem the property  
5101 Elmo Street, Capitol  
HeightsMaryland 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)

**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 prop-  
erty 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**

IN THE MATTER OF:  
**Marguerite Moore**

FOR THE CHANGE OF  
NAME TO:  
**Marguerite Austin**

**In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 11-13780**

A Petition has been filed to  
change the name of Marguerite  
Moore to Marguerite Austin.

The latest day by which an objec-  
tion to the Petition may be filed is  
July 7, 2011.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Maryland  
101497 (6-16)

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.</

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

vs.

JOSEPH WILLIAM WEST, JR

Plaintiffs

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

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

Estate No.87579

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

101414

NOTICE

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

Substitute Trustees

vs.  
ESTATE OF LAWRENCE STUCK-  
EY, PERSONAL REPRESENTA-  
TIVE 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 OF PUBLIC  
HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on June 23, 2011 and will be heard on August 23, 2011. Those licenses are:

Class B, Beer, Wine and Liquor –  
17 BL 59

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

Public Hearings are also scheduled for July 6, 2011 and July 13, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE  
COMMISSIONERS

Attest:  
Diane M. Bryant  
May 24, 2011

101436 (6-9,6-16)

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 June 27th, 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# 5386 1996 MERCEDES-  
BENZ SL500 ROADSTER  
VIN# WDBFA67F9TF137328  
KEN’S AUTO BODY SHOP  
1031 RIPLEY ST  
SILVER SPRING

LOT# 5388 2008 HONDA  
Accord-4 Cyl.  
VIN# 1HGCP268X8A065799  
VINCE’S BODY SHOP  
3609 BURMONT AVE  
RANDALLSTOWN

LOT# 5389 2004 TOYOTA  
Corolla-4 Cyl.  
VIN# 1NXBR32E94Z233314  
VINCE’S BODY SHOP  
3609 BURMONT AVE  
RANDALLSTOWN

LOT# 5390 1999 HONDA Civic-  
4 Cyl.  
VIN# 1HGEJ8240XL089483  
VINCE’S BODY SHOP  
3609 BURMONT AVE  
RANDALLSTOWN

LOT# 5391 2001 TOYOTA  
Camry Solara-V6  
VIN# 2T1CF28P61C528741  
SURF’S UP BODY SHOP  
5020 WABASH AVE  
BALTIMORE

LOT# 5392 1996 NISSAN

LEGALS

NOTICE

Pathfinder-V6  
VIN# JN8AR05Y9TW026773  
BARRY’S SERVICE CENTER  
545SOUTH MARLYN AVE  
ESSEX

LOT# 5393 1996 VOLKSWA-  
GEN Jetta  
VIN# 3VWRA81H5TM036126  
BEST FOREIGN CARS  
223 RITCHIE HWY  
SEVERNA PARK

LOT# 5394 2001 TOYOTA  
RAV4-4 Cyl.  
VIN# JTEGH20VX10003483  
STAR VALLEY INC DBA  
AAMCO TRANS  
7596 ANNAPOLIS ROAD  
LANHAM

LOT# 5395 2006 BMW 325I  
VIN# WBAVB13516KX46562  
BUTCH’S AUTO BODY  
620 RICHIE ROAD  
CAPITAL HTS

LOT# 5396 2000 NISSAN  
Altima-4 Cyl.  
VIN# 1N4DL01DXYC135853  
ALL TUNE & LUBE  
23 HAMPTON PARK BLVD  
CAPITOL HEIGHTS

TERMS OF SALE: CASH  
PUBLIC SALE

The Auctioneer reserves the  
right to post a Minimum Bid

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

101448 (6-9,6-16)

NOTICE

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

Substitute Trustees

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)

BOARD OF LICENSE  
COMMISSIONERS

(Liquor Control Board)

JUNE 28, 2011

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

NEW BLX

Amit Patel, President, Michael Sita, Vice President for a new Class B(BLX), Beer, Wine and Liquor License for the use of Shivem, Inc., t/a Laurel Station, 14933 Baltimore Avenue, Laurel, 20707.

TRANSFER

Dae Il Kang, President/Secretary /Treasurer for a Class B, Beer, Wine and Liquor License for the use of Champagne Liquors, Inc., t/a Champagne Liquors, 5611 Landover Road, Hyattsville, 20784 transfer from Champagne Liquors, Inc., t/a Champagne Liquors, Marry Nam, President/Secretary /Treasurer.

TRANSFER OF LOCATION

Kathy Rachels, President, Gene M. Cha, Vice President, Gary M. Cha, Secretary/Treasurer, Arlene Johnson, Assistant Recording Secretary for a Class D, Beer and Wine License for the use of Yes! Organic Hyattsville, Inc., t/a Yes! Organic Market, 5331 Baltimore Avenue, Suite 101, Hyattsville, 20781 transfer of location from Queenstown Chillum Restaurant, Incorporated, t/a Riverdale Lounge, 6322 Kenilworth Avenue, Riverdale Park, 20737, Patricia R i n a l d i , President/Secretary/Treasurer, Stephen J. Stewart, Assistant Secretary.

Patricia Rinaldi, President/Secretary/Treasurer, Stephen J. Stewart, Assistant Secretary, for a Class B, Beer, Wine and Liquor License for the use of Queenstown Chillum Restaurant, Incorporated, t/a Riverdale Lounge, 6322 Kenilworth Avenue, Riverdale Park, 20737 transfer of location from Africa LLC, t/a LeVillage, 11436 Cherry Hill Road, Beltsville,

20705, Gabriel H. Ngounou, Owner/Member.

NEW

Nnamdi Nwaskinoko, Managing Member for a new Class B, Beer, Wine and Liquor License for the use of Agama Kitchen and Restaurant, LLC, t/a Agama Kitchen and Restaurant, 5640 Annapolis Road, Bladensburg, 20710.

Aaron Loney, Member, Uche Ezeibunam, Member for a new Class B, Beer, Wine and Liquor License for the use of Irie Café VI, LLC, t/a Irie Bar & Grill, 2200 Petrie Lane, Suite 534, Lanham, 20716.

Unsk Marousis, Member for a new Class B, Beer, Wine and Liquor License for the use of Yanny’s Pizzeria, LLC, t/a Yanny’s Pizzeria, 6339 Allentown Road, Unit A, Camp Springs, 20748.

Lorraine Newton, President/CEO, Leon S. Bathersfield, Vice President for a new Class B, Beer, Wine and Liquor License for the use of Taste of the Caribbean, Inc., t/a Taste of the Caribbean, 505 Hampton Park Blvd., Suite A & B, Capitol Heights, 20743.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, June 28, 2011. Additional information may be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE  
COMMISSIONERS

Attest:  
Diane M. Bryant  
May 17, 2011

101437 (6-9,6-16)

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 17, 2011  
AT 10:00 A.M.

Hope Auto Repair, Capitol  
Heights, MD 20747

2004 TOYOTA  
VIN: 4T1BE30K14U284469

1997 TOYOTA  
VIN: JT3HN86R7V0092163

1999 HONDA  
VIN: 1HGCG1655XA027055

1998 TOYOTA  
4T1BG22K6WU330012

Selective Auto Service,  
Capitol Heights, MD 20747

2001 HONDA  
VIN: 1HGCG16511A011491

Sale to be held at:

J & M Auto  
5921 Arbor Street  
Hyattsville, MD 20781

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

101450 (6-9,6-16)

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

2002 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

IN THE MATTER OF:  
Alexander Molina Larson  
Brandon Scott Larson  
Michael Allan Larson

FOR THE CHANGE OF  
NAME TO:

Alexander Molina Larson Parker  
Brandon Scott Larson Parker  
Michael Allan Larson Parker

**In the Circuit Court for  
Prince George’s County, Maryland**  
**Case No. CAE 11-11698**

A Petition has been filed to change the name of (Minor Children) Alexander Molina Larson, Brandon Scott Larson, and Michael Allan Larson to Alexander Molina Larson Parker, Brandon Scott Larson Parker, and Michael Allan Larson Parker.

The latest day by which an objection to the Petition may be filed is July 7, 2011.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland  
101498 (6-16)

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.

Uloma Uneze  
11326 Narrow Trail Terrace  
Beltsville, MD 20705

Defendant

**In the Circuit Court for Prince  
George’s County, Maryland**  
**Case No. CAE 10-32178**

Notice is hereby given this 25th day of May, 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 27th day of June, 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 27th day of June, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$339,307.64. The property sold herein is known as 11326 Narrow Trail Terrace, Beltsville, MD 20705.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

101398 (6-2,6-9,6-16)

NOTICE

Deborah K. Curran, et al.  
Substitute Trustees

vs.

Mary E. Reed

Defendant

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

ORDERED, this 7th day of June, 2011 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7505 Riverdale Road, Unit 2037, Hyattsville, MD 20784 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of July, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 7th day of July, 2011, next.

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

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk

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

NOTICE

Deborah K. Curran, et al.  
Substitute Trustees

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)

NOTICE

MARTIN L. GOOZMAN and  
JEFFREY W. BERNSTEIN  
Substitute Trustees

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)

NOTICE

Deborah K. Curran  
Laura H.G. O’Sullivan  
Stephanie H. Hurley  
Aaron D. Neal  
Erin M. Brady  
Substitute Trustees

Plaintiffs

vs.

David E. Bryan and  
Pamela F. Bryan

Defendants

**In the Circuit Court for Prince  
George’s County, Maryland**  
**Civil No. CAE 10-15430**

ORDERED, this 26th day of May, 2011 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 15802 Letcher Road, Brandywine, Maryland 20613 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 27th day of June, 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 27th day of June, 2011, next.

The

| LEGALS                                                                                                                                                                                                                                                                                                             |                                  |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------|
| PRINCE GEORGE'S COUNTY, MARYLAND<br>WAGE DETERMINATION BOARD<br>1400 McCormick Drive, Suite 351, Largo, Maryland 20774<br>(301) 883-6255                                                                                                                                                                           |                                  |                                 |
| PREVAILING BUILDING CONSTRUCTION WAGE RATES                                                                                                                                                                                                                                                                        |                                  |                                 |
| On June 2, 2011 the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works building construction projects bid effective June 16, 2011.                                           |                                  |                                 |
| Workers employed by contractors and subcontracts in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Sections 2-247 through 2-253.5 inclusive. |                                  |                                 |
|                                                                                                                                                                                                                                                                                                                    | <u>Basic Hourly Rates</u>        | <u>Fringe Benefits Payments</u> |
| Asbestos Worker                                                                                                                                                                                                                                                                                                    | \$ 31.79                         | \$ 14.85                        |
| Firestopper                                                                                                                                                                                                                                                                                                        | 25.11                            | 7.36                            |
| Boilermaker                                                                                                                                                                                                                                                                                                        | 38.76                            | 17.51                           |
| Bricklayer                                                                                                                                                                                                                                                                                                         | 22.26                            | 7.92                            |
| Mason Tender                                                                                                                                                                                                                                                                                                       | 15.40                            | 6.09                            |
| Carpenter                                                                                                                                                                                                                                                                                                          | 26.38                            | 7.06                            |
| Caulker                                                                                                                                                                                                                                                                                                            | 20.30                            | 4.80                            |
| Cement Mason                                                                                                                                                                                                                                                                                                       | 27.15                            | 9.58                            |
| Communication Technician                                                                                                                                                                                                                                                                                           | 23.15                            | 7.50                            |
| Electrician                                                                                                                                                                                                                                                                                                        | 39.02                            | 13.22                           |
| Elevator Construction Mechanic                                                                                                                                                                                                                                                                                     | 37.93                            | 21.20                           |
| Fireproofers: Handler                                                                                                                                                                                                                                                                                              | 11.50                            | 3.89                            |
| Mixer/Pumper                                                                                                                                                                                                                                                                                                       | 14.00                            | 3.89                            |
| Sprayer                                                                                                                                                                                                                                                                                                            | 19.00                            | 3.89                            |
| Glazier                                                                                                                                                                                                                                                                                                            | 24.57                            | 8.36                            |
| Ironworker: Structural                                                                                                                                                                                                                                                                                             | 28.83                            | 14.05                           |
| Reinforcing                                                                                                                                                                                                                                                                                                        | 25.20                            | 14.58                           |
| Laborer                                                                                                                                                                                                                                                                                                            | 18.81                            | 6.09                            |
| Millwright                                                                                                                                                                                                                                                                                                         | 30.24                            | 7.30                            |
| Painter                                                                                                                                                                                                                                                                                                            | 24.64                            | 7.91                            |
| Drywall Finisher                                                                                                                                                                                                                                                                                                   | 24.64                            | 7.91                            |
| Piledriver                                                                                                                                                                                                                                                                                                         | 24.48                            | 7.83                            |
| Plasterer                                                                                                                                                                                                                                                                                                          | 27.00                            | 5.95                            |
| Plumber                                                                                                                                                                                                                                                                                                            | 37.67                            | 14.82                           |
| Roofer                                                                                                                                                                                                                                                                                                             | 26.30                            | 8.48                            |
| Sheetmetal Worker                                                                                                                                                                                                                                                                                                  | 35.59                            | 13.10                           |
| Soft Floor Layer                                                                                                                                                                                                                                                                                                   | 26.38                            | 7.06                            |
| Sprinklerfitter                                                                                                                                                                                                                                                                                                    | 29.95                            | 16.95                           |
| Steamfitter                                                                                                                                                                                                                                                                                                        | 36.87                            | 16.85                           |
| Stone Mason                                                                                                                                                                                                                                                                                                        | 32.63                            | 14.07                           |
| Terrazzo Worker, Marble & Tile                                                                                                                                                                                                                                                                                     | 26.04                            | 9.74                            |
| Terrazzo Finisher, Marble & Tile                                                                                                                                                                                                                                                                                   | 20.48                            | 8.59                            |
| Truck Driver                                                                                                                                                                                                                                                                                                       | 29.90                            | 0.00                            |
| Welder                                                                                                                                                                                                                                                                                                             | Receives Rate for Craft Involved |                                 |
| Power Equipment Operators:                                                                                                                                                                                                                                                                                         |                                  |                                 |
| Backhoe                                                                                                                                                                                                                                                                                                            | 26.00                            | 7.07                            |
| Bulldozer                                                                                                                                                                                                                                                                                                          | 26.00                            | 7.07                            |
| Boom Truck                                                                                                                                                                                                                                                                                                         | 31.59                            | 8.65                            |
| Concrete Pump                                                                                                                                                                                                                                                                                                      | 19.48                            | 9.59                            |
| Crane (Tower Crane)                                                                                                                                                                                                                                                                                                | 31.59                            | 8.65                            |
| Drill Rig                                                                                                                                                                                                                                                                                                          | 28.74                            | 7.74                            |
| Fork Lift                                                                                                                                                                                                                                                                                                          | 20.22                            | 3.99                            |
| Gradall                                                                                                                                                                                                                                                                                                            | 26.00                            | 7.07                            |
| Loader                                                                                                                                                                                                                                                                                                             | 26.00                            | 7.07                            |
| Mechanic                                                                                                                                                                                                                                                                                                           | 28.28                            | 7.74                            |
| Roller                                                                                                                                                                                                                                                                                                             | 19.00                            | 6.00                            |
| Scraper                                                                                                                                                                                                                                                                                                            | 22.10                            | 5.12                            |
| 101500                                                                                                                                                                                                                                                                                                             | (6-16)                           |                                 |

| LEGALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| ORDER OF PUBLICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |
| James Schneider<br>406 Longdraft Rd.<br>Gaithersburg, Maryland 20878                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |
| vs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Plaintiff |
| Surratts General Partnership<br>Tenant<br>Creative Properties, Inc.<br>Gary A. Rosen, Trustee<br>Prince George’s County                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |
| All persons that have or claim to have any interest in the property, including their heirs, devisees, and personal representatives and any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |
| Defendants                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |
| <b>In the Circuit Court<br/>for Prince George’s County<br/>State of Maryland<br/>Civil Division<br/>CAE 11-12562</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property sold by the Collector of Taxes for Prince George’s County, State of Maryland to the Plaintiff:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |
| LTS 30. 31. 32<br>6,000.0000 Sq.Ft. & Imps.<br>Capitol Heights Blk 8<br>Assmt \$163,640 Lib 23501 F1 113                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |
| District, Account No.: 18 2081735<br>Assessed to Surrats General Partnership<br>Approximate amount to redeem: \$10,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |
| The Complaint states, among other things, that the amounts necessary for redemption has not been paid.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |
| It is thereupon this 23rd day of May, 2011, by the Circuit Court for Prince George’s County, Maryland. ORDERED; That notice be given by the insertion of a copy of this Order in The Prince George’s Post or another paper of record in Prince George’s County, a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 17th day of June, 2011, warning all persons interested in the property to appear in this Court by the 26th day of July, 2011, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances. (An. Code 1957, art. 81, & 107; 1985, Ch 8, & 2; 1986 Ch 825). |           |
| MARILYNN M. BLAND<br>Clerk of the Circuit Court for Prince George’s County, Maryland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |
| True Copy—Test:<br>Marilynn M. Bland, Clerk<br>101402 (6-2,6-9,6-16)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |

| LEGALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| COHN, GOLDBERG & DEUTSCH, L.L.C.<br>Attorneys at Law<br>600 Baltimore Avenue, Suite 208<br>Towson, Maryland 21204                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| SUBSTITUTE TRUSTEES’ SALE OF IMPROVED<br>REAL PROPERTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| 5135 70TH PLACE<br>HYATTSVILLE, MD 20784                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| Under a power of sale contained in a certain Deed of Trust from Joan F. Lewis, dated January 22, 2007 and recorded in Liber 27315, Folio 243 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$235,000.00, and an original interest rate of 3.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on <b>JULY 5, 2011 AT 11:00 AM.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers’ attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.                                                                                                                                                                                                                                    |                  |
| If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. |                  |
| Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,<br>and Richard J. Rogers, Substitute Trustees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| Mid-Atlantic Auctioneers, LLC<br>606 Baltimore Avenue, Suite 206<br>Towson, Maryland 21204<br>(410) 825-2900 www.mid-atlanticauctioneers.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| 101482                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | (6-16,6-23,6-30) |

The Prince George’s  
Post Newspaper  
Wishes Everyone  
a Safe Weekend  
REMEMBER DON’T  
DRINK AND DRIVE!  
CALL: 301-627-0900  
FAX: 301-627-6260

LEGALS

ADVERTISEMENT FOR BIDS

PG CO Div. of Add./Mental Health solicits Substance Abuse Residential Treatment Services for ASAM 3.7D; 3.7; 3.3; and 3.1 Levels of Care. RFA available 7/5/11-7/15/11@1801 McCormick Drive, Off. 250, Largo, Md. 20774 from 9AM-4PM. Call Mitch Johnson @ 301-883-7855 for details.

101458 (6-16)

MEETING NOTICE

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, June 28, 2011 at 7:30 a.m. in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

101486 (6-16)

OFFICIAL NOTICE OF RECONVENED MEETING

The North Creek (Indian Creek Association, Inc.), located in Beltsville, MD, 2011 Annual Meeting originally called for May 17, 2011, will be reconvened on Tuesday, July 19, 2011 at 7:00 PM at the Vansville Recreation Center located adjacent to North Creek. At this July 19, 2011 meeting, the members present in person or by proxy will constitute quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the additional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Homeowners in North Creek are encouraged to attend this reconvened meeting.

101457 (6-16)

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed revision to Rule and Regulation #66:

R.R. NO. 66 – SPECIAL SUNDAY, ON SALE PERMIT:

C. In order to qualify for the Permit, the daily On Sale food receipts must equal 40% of the total combined On Sale receipts for food and alcoholic beverages. Such a ratio of food sales to the total daily On Sale receipts must be maintained for at least six months prior to the application for the Permit. The Board may waive the six-month period in its discretion. The Board may grant a **180-day temporary license in its discretion.**

A Public Hearing will be held on June 28, 2011 @ 10:00 a.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS  
(LIQUOR CONTROL BOARD)

Attest:  
Diane M. Bryant  
May 25, 2011

101439 (6-9,6-16)

NOTICE OF PUBLIC HEARING  
REDISTRICTING COMMISSION  
TUESDAY, JUNE 21, 2011  
OXON HILL LIBRARY  
AUDITORIUM/MEETING ROOM  
6200 OXON HILL ROAD  
OXON HILL, MARYLAND 20745

7:00 P.M. – 9:00 P.M.

**Notice is hereby given that on Tuesday, June 21, 2011 the Prince George's County Redistricting Commission will hold a public hearing to address the recent 2010 Census data and how it will impact the formulation of the 2011 Redistricting Plan.**

All interested persons are invited to express their views and provide input to the Redistricting Commission. Statements may be submitted in writing or presented verbally at the public hearing.

Written comments may be submitted to: Redistricting Commission c/o Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 and should be submitted at or before the hearing.

Those wishing to testify at this hearing, or submit written comments are urged to contact the Redistricting Commission c/o Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone (301) 952-3600, TDD (301) 925-5167.

BY ORDER OF THE REDISTRICTING COMMISSION  
PRINCE GEORGE'S COUNTY, MARYLAND  
Sharon Taylor, Chair

ATTEST:  
Redis C. Floyd  
Clerk of the Council

101413 (6-9,6-16)

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.

Beverly J. Bess  
1213 Van Buren Drive  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 11-08177**

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 \$111,824.64. The property sold herein is known as 1213 Van Buren Drive, 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  
101464 (6-16,6-23,6-30)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

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

Defendant

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

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

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

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
101465 (6-16,6-23,6-30)

NOTICE

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

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

Defendant

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

Notice is hereby given this 7th day of June 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2534 Iverson Street, Temple Hills, MD 20748-3106 made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 7th day of July, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 7th day of July, 2011, next.

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

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk

101469 (6-16,6-23,6-30)

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

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

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

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715 was on April 7, 2011 appointed personal representative of the estate of Gloria G. Marselli, who died on November 19, 2010 without a will.

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

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

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

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

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

PERRY BECKER  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 86644  
101473 (6-16,6-23,6-30)

LEGALS

NOTICE

BROOKSIDE PARK  
CONDOMINIUM, INC.

Plaintiff

vs.

RAMY A. INOCENCIO

Defendant

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

Notice is hereby given this 8th day of June, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the 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  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Sean Erby  
9048 Florin Way  
Upper Marlboro, MD 20772

Defendant

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

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

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

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk

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

NOTICE

IN THE MATTER OF:  
**MEHNAZ SAMEER**

FOR THE CHANGE OF  
NAME TO:  
**MEHNAZ QASIM**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-13440**

A Petition has been filed to change the name of Mehnaz Sameer to Mehnaz Qasim.

The latest day by which an objection to the Petition may be filed is July 7, 2011.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
101495 (6-16)

LEGALS

ORDER OF PUBLICATION

James Schneider  
406 Longdraft Rd.  
Gaithersburg, Maryland 20878

Plaintiff

vs.

Tyrone Kohlheim, Personal Rep. of  
Edward Kohlheim  
Calvin Johnson  
State of Maryland  
Mckinley Battle  
Maryland National Capital Park  
and Planning Commission  
Paris Artis, Trustee  
Eliza A. Ross  
Prince George's County

Defendants

All persons that have or claim to have any interest in the property, including their heirs, devisees, and personal representatives and any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.

**In the Circuit Court  
for Prince George's County  
State of Maryland**

**Civil Division  
CAE 11-12561**

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

(865 sf & Imps To #3558129 Str 2002)  
18,190.0000 Sq. Ft.  
Assmt #103,033 Map 066 Grid F4  
Par 182 Lib 04611 Fl 573

District, Account No.: 18 2057214  
Assessed to Edward & Ella M. Kohlheim  
Approximate amount to redeem: \$12,000.00

The Complaint states, among other things, that the amounts necessary for redemption has not been paid.

It is thereupon this 23rd day of May, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED; That notice be given by the insertion of a copy of this Order in The Prince George's Post or another paper of record in Prince George's County, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 17th day of June, 2011, warning all persons interested in the property to appear in this Court by the 26th day of July, 2011, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances. (An. Code 1957, art. 81, & 107; 1985, Ch 8, & 2; 1986 Ch 825).

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

True Copy—Test:  
Marilynn M. Bland, Clerk

101403 (6-2,6-9,6-16)

NOTICE OF PUBLIC HEARING

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

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

A licensee may not deliver alcoholic beverages off the licensed premises without prior permission of the Board of License Commissioners. A licensee wishing to deliver alcoholic beverages off the licensed premises must complete the Delivery of Alcoholic Beverage Request form and receive approval from the Board prior to implementing a delivery process. A processing fee of \$250.00 must accompany the application. Once permission is granted the following criteria will apply to all such delivery operations:

1. Delivery of alcoholic beverages must take place in Prince George's County;
2. Delivery may be made only by employees of the licensee. Contract delivery services are not permitted.
3. All persons making deliveries must have a current certification in an approved State of Maryland alcohol awareness program.
4. Deliveries may be made only during hours authorized for the sale of alcoholic beverages allowed by the license.
5. The delivery of alcoholic beverages may be made only to the person placing the order.
6. At the time of the order the licensee must obtain the name of the customer, ask the customer whether he/she is 21 years of age or older, and inform the customer that the ordering person must take delivery.
7. At the time of delivery the person making the delivery must establish that the customer taking delivery is 21 years of age or older and must note the name of the customer, the time of the sale and the type of identification used to establish the customer's name and age.
8. The licensee is required to maintain accurate records of sales made by delivery of alcoholic beverages off the licensed premises. The licensee will obtain the signature of the customer upon receipt of an order for delivery. The employee making delivery shall verify the information provided when the order was taken. The signature on delivery shall be maintained by the licensee for three years. During the monthly inspection of the licensed premises the licensee shall make delivery records available to the inspector for verification.

A Public Hearing will be held on June 28, 2011 @ 10:00 a.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS  
(LIQUOR CONTROL BOARD)

Attest:  
Diane M. Bryant  
May 25, 2011

101440 (6-9,6-16)

LEGALS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOTICE OF INITIATION FOR A NEW SECTOR PLAN AND SECTIONAL (ZONING) MAP AMENDMENT FOR THE GREENBELT METRO AREA AND MD 193 CORRIDOR

On May 17, 2011, the Prince George’s County Council approved Council Resolution CR-40-2011, which authorizes The Maryland-National Capital Park and Planning Commission to prepare a new sector plan and sectional map amendment (SMA) for the Greenbelt Metro Area and MD 193 Corridor, generally located within the City of Greenbelt and the Town of Berwyn Heights. The Council simultaneously approved the goals, concepts, and guidelines and a public participation program for this comprehensive planning project (portion of Planning Area 67).

The new Greenbelt Metro Area and MD 193 Corridor Sector Plan is generally bounded by the Capital Beltway (I-95/I-495), Henry A. Wallace Beltsville Agricultural Research Center, and the historic center of Greenbelt to the north; the City of College Park to the west; the residential portion of the Town of Berwyn Heights and the Hunting Ridge apartment complex to the south; and the Windsor Green and Greenbrook residential communities to the east.

The purpose of this notice is to inform citizens and property owners of opportunities to participate in this planning process. We encourage you to join our project mailing list, review the project goals, concepts, guidelines and public participation process, participate in online discussion forums, and obtain the most current information at <http://www.pgplanning.org/Greenbelt.htm>. You can also participate in the public meetings and workshops both as scheduled below and those that may be scheduled in the future.

A series of comprehensive, multi-disciplinary planning workshops will be held beginning June 14, 2011. At each of the workshops listed below, the project team will work closely with local residents, business owners, stakeholders, public interest groups, government staff, and elected officials to create innovative concepts and recommendations to inform the sector plan.

| Location                                                                                           | Topics                                                                                                                                                           | Date/Time                                 |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Greenbelt Middle School<br>2011<br>Multipurpose Room<br>8950 Edmonston Road<br>Greenbelt, MD 20770 | Greenway Center,<br><br>Maryland Trade Center,<br>and Hanover Parkway<br>Office Development                                                                      | Tuesday, June 14,<br><br>6:30-9:00 p.m.   |
| Greenbelt, Maryland<br>Location to be Announced                                                    | University Square,<br>Belle Point,<br>Charlestowne, Golden<br>Triangle, and Capital<br>Office Park                                                               | Thursday, July 21, 2011<br>6:30-9:00 p.m. |
| Greenbelt, Maryland<br>Location to be Announced                                                    | Greenbelt Metro Station                                                                                                                                          | September, 2011<br>6:30-9:00 p.m.         |
| Greenbelt, Maryland<br>Location to be Announced                                                    | Beltway Plaza, Franklin<br>Park at Greenbelt Station,<br>Berwyn Heights Industrial<br>Area, and the MD 193<br>Commercial Corridor<br>(west of Kenilworth Avenue) | September, 2011<br>6:30-9:00 p.m.         |
| Greenbelt, Maryland<br>Location to be Announced                                                    | Review Concepts for<br>for Entire Sector Plan Area                                                                                                               | October, 2011<br>6:30-9:00 p.m.           |
| Greenbelt, Maryland<br>Location to be Announced                                                    | Present Preliminary<br>Recommendations and<br>Project Wrap-up                                                                                                    | November, 2011<br>6:30-9:00 p.m.          |

*Prior to attending each meeting, it is recommended that you verify the time and location by checking the project website, <http://www.pgplanning.org/Greenbelt.htm>.*

The sector plan will include comprehensive planning policies for land use, environmental infrastructure, transportation networks, public facilities, parks and recreation, and urban design, as well as recommendations for implementation. The County Council will approve this sector plan in approximately 18 months. Your ideas and participation are sought to provide planners with the community perspective on these topics.

IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS: The public participation program will culminate in a public hearing (in approximately one year) of the Prince George’s County Council and the Prince George’s County Planning Board. This hearing will be important to persons owning land in the area because the plan establishes policies that will help define the type, amount, character

IF YOUR PROPERTY IS LOCATED WITHIN THE SECTOR PLAN BOUNDARY, APPROVAL OF A NEW SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

For additional information, contact  
Chad Williams, LEED AP BD+C, Project Leader  
M-NCPPC, Prince George’s County Planning Department, Community  
Planning North Division  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
[chad.williams@ppd.mncppc.org](mailto:chad.williams@ppd.mncppc.org)  
301-952-3171

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

ATTEST:  
Joe Zimmerman  
Secretary-Treasurer

101435 (6-9,6-16)

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 way of

LEGALS

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

TERMS OF SALE

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

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

A deposit shall be required at the time of sale in the amount of Six Thousand and 00/100 Dollars (\$6,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest there-on 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 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 under-signed 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)

LEGALS

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)

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)

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 under-signed 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

NOTICE OF PUBLIC HEARING

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

R.R. NO. 75 - ENTERTAINMENT PERMIT

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

A. In order to apply for the permit the applicant shall develop a security plan to prevent the premises from causing a threat to the peace and safety of the surrounding area; provide evidence as to the implementation of the security plan; the applicant may utilize sworn security personnel as part of the plan with sworn security personnel having police powers in the jurisdiction where the premises is located.

B. The request for an Entertainment Permit shall include:

1. Fully completed Entertainment Permit Application
2. Required application fee
3. Copies of all required County permits
4. A security plan
5. Evidence that the security plan has been submitted to the Prince George's County Chief of Police in a timely manner

C. The Board will review the comments from the Prince George's County Police Chief.

1. The Prince George's County Police Chief is responsible for assuring the Board receives all comments on the security plan within 30 day of receipt.

2. A representative from the Office of the Chief of Police for Prince George's County shall attend the public hearing to present the police department's comments and position on the security plan and to answer any questions the applicant has regarding the comments of the Police Department.

D. After a public hearing, the Board will determine whether an entertainment permit will be issued for the type of entertainment described at the hearing; that the days the privileges of the permit can be exercised as well as the adequacy of the security plan being considered. The Board is authorized to prohibit, condition or restrict the type of entertainment provided.

E. After issuance of the Entertainment Permit the licensee is required to:

1. Follow the security plan at all times when exercising the privileges of the permit.
2. Assure that the establishment and the entertainment does not pose a threat to the peace and safety of the neighborhood.
3. Prohibit individuals under 21 year of age on the premises (exception: employees and immediate family members of the permit holder), when the privileges of the permit are being exercised.

F. Entertainment does not include music played on a restaurant's sound system without the assistance of a disc jockey or the use of other electronic or mechanical devices that are used to enhance the restaurant experience.

G. Establishments are prohibited from offering entertainment, allowing patron dancing and assessing a cover charge without an entertainment permit.

H. Establishments that the Board determines are in the principal business of providing family entertainment are exempt.

A Public Hearing will be held on June 28, 2011 @ 10:00 a.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS  
(LIQUOR CONTROL BOARD)

Attest:  
Diane M. Bryant  
May 25, 2011

101438 (6-9,6-16)

BID NOTICE ADVERTISEMENT

Adams Robinson Enterprises is seeking bid proposals and quotes from qualified Disadvantaged Minority Business Enterprises (DBE), Minority Business Enterprises (MBE), Women Business Enterprises (WBE) and WSSC's Small Local Business Enterprises (SLBE) subcontractors and suppliers for the County of Prince George, MD WSSC Western Branch Wastewater Treatment Plant project which bids on Friday June 24, 2011 at 10:00 A.M. Plans may be viewed at Adams Robinson Enterprises, 2735 Needmore Rd., Dayton, OH or plans can be downloaded. A Security Clearance is required. Go to www.cbr-wssc.com "Bidder Registration". Follow the instructions to obtain a Security Clearance Form. Fax the form to (301) 206-8884 attention Ana Debevoise.

Submit written proposals until 9:00 A.M., Friday June 24, 2011 to Adams Robinson Enterprises, 2735 Needmore Road, Dayton, OH 45414, Phone (937) 274-5318; Fax (937) 274-0836 or email arco@adamsrobinson.com.

101453 (6-9,6-16)

REQUEST FOR PROPOSALS

The Town of University Park, Maryland requests sealed bid proposals from individuals or firms to provide home performance technical consulting services for the Small Town Energy Program for University Park (STEP-UP), as described more fully in the Request for Proposals ("RFP"). Proposals must be submitted in full compliance with the requirements specified in the RFP, in sealed envelopes marked STEP-UP Home Performance Technical Consultant, addressed and delivered to: Suzanne Parmet, Town of University Park Town Hall, 6724 Baltimore Avenue, University Park, MD, 20782 no later than 4:00 PM EST on Friday, June 24th, 2011. Copies of the RFP may be obtained from the Town of University Park at 6724 Baltimore Ave., University Park, MD 20782, Monday – Friday 9:00 a.m. – 5:00 p.m. (telephone 301-927-4262) at no cost. The Town of University Park is an Equal Opportunity Employer. Discrimination based on age, race, sex, handicap or national origin is expressly prohibited. The Town reserves the right to reject any and all bids based on the best interests of the town. The contact person for this contract is Suzanne Parmet, energycoach@upmd.org, (240) 695-3991.

101454 (6-9,6-16)

THE PRINCE GEORGE'S POST

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

Editorials & Calendar EMAIL:  
PGPOST@GMAIL.COM

LEGALS

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

SUBSTITUTE TRUSTEES' SALE  
OF VALUABLE IMPROVED REAL ESTATE,  
LOCATED IN PRINCE GEORGE'S COUNTY, MARYLAND

By virtue of a power of sale conferred in a Multifamily Deed of Trust, Assignment of Rents And Security Agreement dated March 27, 2008, from MPI Forest Creek, LLC to Joseph G. Blume, Trustee ("Deed of Trust") recorded among the land records of Prince George's County, Maryland, in Liber 29533, Folio 162, the Noteholder, Federal Home Loan Mortgage Corporation, having substituted and appointed Marilyn J. Brasier and Matthew D. Osnos, the undersigned Substitute Trustees, in the place and stead of the original Trustee, and default having occurred in the terms and conditions thereof, the undersigned Substitute 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 Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, on:

JUNE 17, 2011 AT 2:00 P.M.

All of the interest of the said Noteholder in all of that improved real property, furniture, fixtures, equipment and other tangible and intangible property comprising the Mortgaged Property, as described in the Deed of Trust, specifically including a residential apartment complex, located in District Heights, Maryland, believed to include 930 residential apartment units, more or less, and common areas, such real property being generally known as follows (collectively the "Property"):

BEING KNOWN AND DESIGNATED as Parcel "A" in a subdivision known as KEYSTONE, as per plat recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 49 at folio 5, excepting therefrom, those portions lying within the confines of Keystone Lane (Now Known as Hil Mar Drive) and Walters Lane (Now Known as Walters Place) as "dedicated" to public use.

The improvements thereon being known as Nos. 6401 and 6501 Hil Mar Drive.

The Property will be sold in AS IS, WHERE IS, condition without any representations or express or implied warranties of any nature whatsoever. In particular, the Substitute Trustees make no representations or warranties as to: (1) the conformity of the Property to any laws, rules, ordinances or regulations of any governmental body, including without limitation any applicable zoning, land use or subdivisions laws and regulations; (2) the existence, or nonexistence, validity, scope, nature or applicability of any zoning, land use, development, occupancy or other governmental permits or approvals with respect to the Property; (3) the habitability, merchantability, marketability, profitability, use or fitness for a particular purpose of the Property; (4) the compliance of or by the Property with any environmental protection or pollution rules, regulations or orders, including the disposal or existence in or on the Property of any hazardous substance; or (5) any other matter with respect to the Property.

The Property shall be sold subject to: (1) any covenants, conditions, restrictions, agreements, easements, rights of ways of record, and matters of record taking priority over the Deed of Trust; (2) all disclosures and conditions on any plats of record affecting all or any portion of the Property; (3) any encroachments, overlaps, boundary line disputes and other matters which could be disclosed by an accurate survey of the Property; (4) any matters that could or may be disclosed by a physical inspection of the Property; (5) any and all environmental conditions, problems and/or violations, if any, that may exist on, affect or relate to the Property; (6) all governmental agency regulations, notices of violations of law or municipal ordinances, and; (7) prior liens of record and rights of tenants and parties in possession, having priority over the Deed of Trust.

The Property is specifically being sold subject to: (1) all existing residential leases for apartments located on the Property, whether or not any such lease is subordinate to the lien of the Deed of Trust, believed to consist of approximately 614 in number, more or less, and (2) the Order Appointing Receiver dated April 4th, 2011 entered in the civil action filed in the Circuit Court for Prince George's County, Maryland, known as Federal Home Loan Mortgage Corporation v MPI Forest Creek, LLC, Case No: CAE 11-09050, as well as any other orders or judgments that may be entered in the aforesaid civil action concerning the receivership of the Property, pending the closing on the sale and acquisition of title to the Property by the successful purchaser herein, and resolution of such civil action.

All descriptions of the Property have been obtained from material believed to be accurate, but no warranty is made, either express or implied, as to the accuracy of any such representations. All dimensions or areas referred to herein are approximate.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Substitute Trustees during the conduct of the sale, constitutes the Substitute Trustees' entire state-ment relative to the Property described herein and the terms and conditions upon which the Property shall be offered for sale.

The Substitute Trustees reserve the unqualified right to withdraw the Property from sale at any time prior to the conclusion of the public auction and to postpone the sale of the Property. The bidder submitting the highest bid acknowledged by the Substitute Trustees to have been received for the Property shall be the successful Purchaser.

In the event of any dispute among the bidders, the Substitute Trustees shall have the sole and final discretion either to determine the successful bidder(s) or to then and there refuse all bids and to re-offer and resell the Property.

A deposit in the form of a bank cashiers check and in the amount of Six Million Five Hundred Thousand and 00/100 Dollars (\$6,500,000.00) made payable to the Substitute Trustees shall be required of the bidder at the time of sale of the Property. The successful purchaser(s) shall be required to increase their deposit to 10% of the bid price within ten (10) days following the date of sale by delivering such additional funds to the Substitute Trustees in cash or certified funds. In no event shall the Noteholder or any affiliate thereof (the "Lender") be required to post a deposit. The Substitute Trustees shall hold the deposit ("Escrow Funds") in escrow pending the ratification of the sale in a separate interest bearing escrow account maintained with Bank of America and/or SunTrust Bank, as shall be determined by the Substitute Trustees in their sole discretion. The Substitute Trustees shall have no liability for the safety or security of the Escrow Funds if deposited pursuant to this provision. The Substitute Trustees reserve the right to pre-qualify any and all bidders and will require the posting by each bidder of a deposit which will be refunded to the unsuccessful bidders at the close of bidding.

In the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the deposit at the option of the Substitute 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 Substitute Trustees to further avail themselves of additional legal or equitable remedies available as to the successful bidder.

At settlement, the purchase price, with interest thereon from the date of sale, at a rate equal to eight and 87/100ths percent (8.87%) per annum will be due in cash. The purchaser shall be entitled to credit the retained deposit, and all interest accrued therein, against the cash due at settlement. Notwithstanding the foregoing, in the event the Lender is the successful purchaser, the Lender shall be entitled to offset the purchase price due by the unpaid balance of any debt owed to it which is secured by a lien on the Property and which is entitled to satisfaction from the proceeds of sale, and the Lender shall not be required to pay interest on the purchase price. Conveyance shall be by Substitute Trustees' Deed without covenant or warranty, express 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 purchaser. It shall be the purchaser's responsibility to obtain possession of the Property in the event it is occupied. Except for real property taxes, any and all state, county, town taxes and front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Unpaid real property taxes, whether accruing prior to or after the date of sale, shall be the responsibility of the purchaser. Any and all deferred fees and assessments or levies, whether special or regular, will be at the cost of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, recording taxes and fees, state revenue stamps, title examination costs, attorneys fees and settlement fees, will be paid by the purchaser. The purchaser will pay any reasonable fee for any other services rendered by counsel for the Substitute Trustees in connection with the purchaser's acquisition or closing or which are due to the failure of the purchaser to comply with the terms of sale.

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified, or if for any reason the

LEGALS

Substitute Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Neither the Substitute Trustees nor the Noteholder are liable individually or otherwise for any matter relating to the sale or to the Property, except as to a refund of the deposit if title to the Property cannot be transferred in accordance with the terms hereof. Upon refund of the deposit, the purchaser shall have no further claim against the Substitute Trustees either in law or in equity. Any inquiries may be directed to the Substitute Trustees during normal business hours at the address and phone number listed herein. Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale. **TIME IS OF THE ESSENCE FOR THE PURCHASER.**

MARILYN J. BRASIER AND MATTHEW D. OSNOS,  
Substitute Trustees

101407 (6-2,6-9,6-16)

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

2439E Rosecroft Village Circle, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from BEVERLY J. BOLDEN (current owner) and JAMES R. SPEARS and MOLLIE M. SPEARS (original owners), dated November 30, 1987 and recorded in Liber 6862 at Folio 731 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 3:00 P.M.

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

BEGINNING for the same and being known and designated as Lot numbered 82, in Block lettered "A", as shown on the plat entitled "Plat Two, Lots 27 thru 96, Block "A", ROSECROFT VILLAGE", as recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 124 plat 72. BEING that same lot of ground which by Deed dated of even date herewith and intended to be recorded immediately prior hereto among the Land Records of PRINCE GEORGE'S County, Maryland, was granted and conveyed by

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

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\*

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

101433 (6-9,6-16,6-23)

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)



## 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**  
**11919 Beltsville Drive, Beltsville, MD 20705-4002**

By virtue of the power and authority contained in a Deed of Trust from NORRITA MAE SOLLERS, dated January 23, 2004 and recorded in Liber 20136 at Folio 039 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 3:25 P.M.**

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

**THE FOLLOWING REAL PROPERTY SITUATE IN THE CITY OF BELTSVILLE, COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, TO-WIT:**

LOT NUMBERED FIVE (5), IN BLOCK LETTERED T, IN THE SUB-DIVISION KNOWN AS PLAT THREE, CALVERTON TOWNES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 201 AT PLAT 3 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

TAX ID: # 01-0038208

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 5.50% 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**

101446 (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**  
**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

## LEGALS

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**

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 aforescribed 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

## LEGALS

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**

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**

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 THERE-OF 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.

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  
6306 MARTINA TERRACE  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Lucia Lawrence and Dalton Lawrence, Sr., dated June 9, 2006 and recorded in Liber 27321, Folio 392 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 7.300%, 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 \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101430 (6-9,6-16,6-23)

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)

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)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE  
 Case No. CAE11-11593

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

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

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

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

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

SDAT Account Identifier: 11-1155761

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

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

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

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

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

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

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN

Substitute Trustees

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

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)

LEGALS

ADVERTISEMENT

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

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

| Bid/Proposal Number | Description                                                                                                             | Bid Opening/ Closing Date & Time                                          | Plan/Spec. Deposit/Cost |
|---------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------|
| S11-095             | Food Service Management “EXTENDED”                                                                                      | Pre-Bid Conference: Occurred<br>Closes: 6/30/11 @ 3:00 p.m.               | \$ 5.50                 |
| S11-067             | Indefinite Delivery Contracts for Architectural, Architectural Related, and Construction Management Services “EXTENDED” | Pre-Bid Conference: Occurred<br>Closes: 7/11/11 @ 3:00 p.m.               | \$ 5.50                 |
| 11-0004             | Renovations at the Circuit Court Annex “EXTENDED”                                                                       | Pre-Bid Conference: Occurred<br>Opens: 6/23/11 @ 3:00 p.m.                | \$55.00                 |
| S11-073             | Inspection, Testing and Repair Service for Fire Alarm and Fires Sprinkle System “EXTENDED”                              | Pre-Bid Conference: Occurred<br>Opens: 6/21/11 @ 3:00 p.m.                | \$ 5.50                 |
| S11-077             | Litter & Debris Removal Services “EXTENDED”                                                                             | Pre-Bid Conference: Occurred<br>Opens: 6/28/11 @ 3:00 p.m.                | \$ 5.50                 |
| S11-090             | Mediators for Circuit Court                                                                                             | Pre-Bid Conference: 6/28/11 at 10:00 a.m.<br>Closes: 7/14/11 at 3:00 p.m. | \$ 5.50                 |
| S11-091             | Psychological Evaluations “EXTENDED”                                                                                    | Pre-Bid Conference: Occurred<br>Closes: 6/30/11 @ 3:00 p.m.               | \$ 5.50                 |
| S11-108             | Social Workers “EXTENDED”                                                                                               | Pre-Bid Conference: Occurred<br>Closes: 6/30/11 @ 4:00 p.m.               | \$ 5.50                 |
| S11-092             | Children’s Attorney “EXTENDED”                                                                                          | Pre-Bid Conference: Occurred<br>Closes: 6/21/11 @ 3:00 p.m.               | \$ 5.50                 |
| S11-093             | Pro Se Orientation “EXTENDED”                                                                                           | Pre-Bid Conference: Occurred<br>Closes: 6/22/11 @ 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](http://www.princegeorgescountymd.gov). Documents may also be obtained from the Prince George’s County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George’s County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/ proposal solicitations call the Bid Hotline (301) 883-6128.

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

101487
 (6-16)

PRINCE GEORGE'S COUNTY, MARYLAND  
 WAGE DETERMINATION BOARD  
 1400 McCormick Drive, Suite 351  
 Largo, Maryland 20774  
 (301) 883-6255

PREVAILING HIGHWAY CONSTRUCTION WAGE RATES

On June 2, 2011 the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers and apprentices employed on Prince George's County highway construction projects bid effective June 16, 2011.

Workers and apprentices employed by contractors and subcontractors in the execution of any contract for highway construction projects are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George’s County Code, Division 14, Sections 2-247 through 2-253.5 inclusive.

|                             | Basic Hourly Rates               | Fringe Benefits Payments |
|-----------------------------|----------------------------------|--------------------------|
| Bricklayer                  | \$ 17.35                         | \$ 3.00                  |
| Bridge Painter              | 27.87                            | 7.36                     |
| Carpenter                   | 21.28                            | 2.50                     |
| Cement Mason                | 22.33                            | 4.90                     |
| Electrician                 | 39.02                            | 13.22                    |
| Ironworker:                 |                                  |                          |
| Reinforce                   | 24.50                            | 13.87                    |
| Structural                  | 24.69                            | 8.69                     |
| Laborer                     | 13.50                            | 6.38                     |
| Piledriver                  | 21.47                            | 5.84                     |
| Screedman/Raker             | 18.55                            | 7.09                     |
| Truck Driver:               |                                  |                          |
| Dump Truck                  | 13.45                            | 0.00                     |
| Tractor Trailer             | 18.89                            | 7.12                     |
| Welder                      | Receives Rate for Craft Involved |                          |
| Power Equipment Operators:  |                                  |                          |
| Asphalt Distributor, Liquid | 18.45                            | 5.75                     |
| Asphalt Raker               | 10.00                            | 0.00                     |
| Backhoe                     | 23.48                            | 6.30                     |
| Bobcat                      | 15.51                            | 0.00                     |
| Boom Truck                  | 23.57                            | 6.30                     |
| Bulldozer                   | 19.90                            | 7.69                     |
| Crane                       | 25.29                            | 6.30                     |
| Gradall                     | 24.16                            | 7.10                     |
| Grader                      | 23.15                            | 1.78                     |
| Loader                      | 16.95                            | 7.09                     |
| Mechanic                    | 32.08                            | 2.50                     |
| Milling Machine             | 20.80                            | 5.75                     |
| Oiler                       | 19.50                            | 1.78                     |
| Paver                       | 23.50                            | 6.90                     |
| Roller, Base                | 17.84                            | 5.74                     |
| Roller, Finish              | 19.00                            | 2.50                     |
| Scraper                     | 19.25                            | 3.97                     |

101499

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
 SCOTT ANDREW SMITH JR

Notice is given that Shirley M. Smith whose address is 8022 Carey Branch Place, Fort Washington, MD 20744 was on June 3, 2011 appointed personal representative of the small estate of Scott Andrew Smith Jr. who died on May 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

SHIRLEY M. SMITH  
 Personal Representative

CERETA A. LEE  
 REGISTER OF WILLS FOR  
 PRINCE GEORGE’S COUNTY  
 P.O. Box 1729  
 UPPER MARLBORO, MD 20773  
 Estate No.87688

(6-16)

101489

(6-16)

THE PRINCE

GEORGE’S POST

NEWSPAPER

WISH YOU AND YOUR

FAMILIES A

SAFE WEEKEND!

\*\*\*\*\*

PLEASE REMEMBER,

DON’T DRINK

ALCOHOL AND DRIVE!

# *The Prince George's Post Newspaper*

**\*\*\*\*\***

*Call (301) 627-0900*

*or*

*Fax (301) 627-6260*

**\*\*\*\*\***

*Your Newspaper  
of  
Legal Record*