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George's Post
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Legal Record*

LEGALS

NOTICE

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

NOTICE

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

Substitute Trustees
vs.
SUMITA ROY
7979 RIGGS ROAD, APT 2
ADELPHI, MD 20783-4584
and

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

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

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 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.

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 sale to be One Hundred Eighty Five Thousand and 00/100 Dollars (\$28,000.00).

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

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)

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 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.

PENNY MARIE CHANEY
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 87456
101455 (6-9)

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
101414 (6-9,6-16,6-23)

LEGALS

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)

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)

NOTICE

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

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

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

NOTICE is hereby given this 3RD day of JUNE 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1208 KINGS GRANT COURT, UPPER MARLBORO, MD 20774, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of JULY, 2011, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 5th day of JULY, 2011.

The report states the amount of the sale to be \$8,000.00

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101420 (6-9,6-16,6-23)

NOTICE

IN THE MATTER OF:
Jayden Adrean Harmon-Richardson

FOR THE CHANGE OF NAME TO:
Jayden Adrean Harmon

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-11123

A Petition has been filed to change the name of Minor Jayden Adrean Harmon-Richardson to Jayden Adrean Harmon.

The latest day by which an objection to the Petition may be filed is July 1, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101421 (6-9)

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 Rinaldi, 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.

Unsub 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

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 20th, 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# 4703 1999 CADILLAC Deville-V8
VIN# 1G6KE54YXXU727661
EASTERN HI-TECH AUTO LLC
701 EASTERN BLVD
ESSEX

LOT# 4704 2000 VOLKSWAGEN Jetta
VIN# 3VWTE29M1Y016861
AAMCO TRANSMISSIONS/JONI INC
5701 PULASKI HWY
BALTIMORE

LOT# 5305 1998 JEEP Cherokee-6 Cyl.
VIN# 1J4FJ68SXWL220442
DARCARS CHRYSLER JEEP
DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

ESSEX
LOT# 5334B, 1993 BAYLINER 22' MD# 5038 D
RIVERSIDE MARINE INC
600 RIVERSIDE DR
ESSEX

LOT# 5306 2003 DODGE Intrepid-V6
VIN# 2B3HD46R63H520435
DARCARS CHRYSLER JEEP
DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 5362, 1996 KAWASAKI 1500
VIN# JKBVNAC17TA043109
WALTER'S GARAGE
637 BAYARD RD P.O BOX 40
LOTHIAN

LOT# 5337B 1973 MAKOCRAFT 23FT
NY# 2375PM
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5358, 1978 KAWASAKI KZ650B
VIN# 520788
WALTER'S GARAGE
637 BAYARD RD P.O BOX 40
LOTHIAN

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

101411 (6-2,6-9)

ORDER OF PUBLICATION

JAM INVESTMENTS, LLC
Plaintiff

v.
JEMALS FAIRFIELD FARMS, LLC
and
NORMAN G. COHEN, INC.

and

THE LAST SURVIVING DIRECTORS AND ASSIGNS OF
NORMAN G. COHEN, INC.

and

ALAN S. MARK, TRUSTEE

and

KATHERINE PALUMBO, TRUSTEE

and

SARBEC, LLC

and

BROADWELL, LLC

and

DAVID R. NAKA, TRUSTEE

and

WILSON H. OLDHOUSER, TRUSTEE

and

BRANDYWINE SAND AND GRAVEL COMPANY

and

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 0 Addison Rd. Account Number: 18-2118214 Description: Par C, Ex 15.062 Ac at NW Pt 14.7930 Acres, Beaver Heights Assmt: \$1,143,500.00 Liber/Folio: 12715/365 Assessed To: Jemals Fairfield Farms, LLC

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 11-11149

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, 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:

Property Address: 0 Addison Rd. Account Number: 18-2118214 Description: Par C, Ex 15.062 Ac at NW Pt 14.7930 Acres, Beaver Heights Assmt: \$1,143,500.00 Liber/Folio: 12715/365 Assessed To: Jemals Fairfield Farms, LLC

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

It is thereupon this 16th day of May, 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 the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 10th day of June, 2011, warning all persons interested in the said properties to be and appear in this Court by the 19th day of July, 2011, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
101351 (5-26,6-2,6-9)

LEGALS

LOT# 5305 1998 JEEP Cherokee-6 Cyl.
VIN# 1J4FJ68SXWL220442
DARCARS CHRYSLER JEEP
DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

ESSEX
LOT# 5334B, 1993 BAYLINER 22' MD# 5038 D
RIVERSIDE MARINE INC
600 RIVERSIDE DR
ESSEX
LOT# 5362, 1996 KAWASAKI 1500
VIN# JKBVNAC17TA043109
WALTER'S GARAGE
637 BAYARD RD P.O BOX 40
LOTHIAN
LOT# 5358, 1978 KAWASAKI KZ650B
VIN# 520788
WALTER'S GARAGE
637 BAYARD RD P.O BOX 40
LOTHIAN

LOT# 5337B 1973 MAKOCRAFT 23FT
NY# 2375PM
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid
Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

LOT# 5385 1995 HONDA Civic-4 Cyl.
VIN# 1HGEG8656SL049743
EASTERN HI-TECH AUTO LLC
701 EASTERN BLVD
ESSEX

101411 (6-2,6-9)

LOT# 5434 1999 FORD Mustang-V6
VIN# 1FAFP404XXF166572
NAZ AUTO SALES
17412 LIVINGSTON ROAD
ACCOKEEK

JAM INVESTMENTS, LLC
Plaintiff

LOT# 5448 1994 FORD Taurus
VIN# 1FALP52U7RA202255
AAMCO TRANSMISSIONS
3501 POHANKA PL
MARLOW HEIGHTS

v.
JEMALS FAIRFIELD FARMS, LLC
and
NORMAN G. COHEN, INC.

LOT# 5461 2003 VOLKSWAGEN Jetta
VIN# 3VWSE69M73M044255
EUROPEAN AUTO CARE
8100 FORT SMALLWOOD RD
BALTIMORE

and

LOT# 5476 2002 NISSAN Pathfinder-V6
VIN# JN8DR09YX2W716845
HUGOS AUTO BODY
7544 OGDEN DR
CLINTON

and

ALAN S. MARK, TRUSTEE

LOT# 5488 2003 CHRYSLER Town & Country-V6
VIN# 2C4GP443X3R141920
AUTO ENTERPRISES
7402 WESTMORE RD UNIT J
ROCKVILLE

and

SARBEC, LLC

LOT# 5489 1985 MERCEDES 380XL
VIN# WDBBA45CXFA035162
CAR ONE AUTO CARE
314 N STONESTREET AVE
ROCKVILLE

and

DAVID R. NAKA, TRUSTEE

LOT# 5493 1999 MERCEDES-BENZ C Class
VIN# WDBHA24G7XA680808
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

and

WILSON H. OLDHOUSER, TRUSTEE

LOT# 5494 2003 BMW 7 Series
VIN# WBAGN63493DR11715
SUPERIOR TOWING
3215-C LOHRS LANE
BALTIMORE

and

BRANDYWINE SAND AND GRAVEL COMPANY

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**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)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8110 BIRD LANE
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Katherine M. Reade, dated February 28, 2005 and recorded in Liber 21919, Folio 724 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,800.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 14, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101331 (5-26,6-2,6-9)

LEGALS

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878

Plaintiff
vs.

Surratts General Partnership
Tenant
Creative Properties, Inc.
Gary A. Rosen, Trustee
Prince George's County

Defendants

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

**Civil Division
CAE 11-12562**

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
6,000.0000 Sq.Ft. & Imps.
Capitol Heights Blk 8
Assmt \$163,640 Lib 23501 Fl 113

District, Account No.: 18 2081735
Assessed to Surratts General Partnership
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
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk
101402 (6-2,6-9,6-16)

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878

Plaintiff
vs.

Jerry A Moore Jr
Etyyce H Moore
Tiburon Group, LLC
State of Maryland
Prince George's County

Defendants

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

**Civil Division
CAE 11-12560**

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:

Lots 15 Thru 17 E 10 Ft 14 Ex Pt To St of Md
10,720.0000 Sq.Ft. Good Hope Hills
Blk 104 Assmt \$47,400 Lib 00000 Fl 000

District, Account No.: 6 0638866
Assessed to Jerry A. and Etyyce H. Moore
Approximate amount to redeem: \$5,000.00

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
101404 (6-2,6-9,6-16)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**17204 SUMMERWOOD LANE
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Fatimah A. Kitchens, dated May 31, 2007 and recorded in Liber 28036, Folio 049 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$447,950.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 21, 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 \$51,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

101390 (6-2,6-9,6-16)

The Prince George's Post

Wishes Everyone

a Safe

Weekend

REMEMBER

DON'T

DRINK AND

DRIVE!

CALL:

301-627-0900

FAX:

301-627-6260

LEGALS

ORDER OF PUBLICATION
REDEMPTOR LITIUM, LLC

Plaintiff

v.

Plaintiff

KENWOOD GROUP DEVELOPMENT, LLC

and

BRISA FUND LLLP

and

L.J. CLAVELLI

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

ORDER OF PUBLICATION
REDEMPTOR LITIUM, LLC

Plaintiff

v.

Plaintiff

KENWOOD GROUP DEVELOPMENT, LLC

and

BRISA FUND LLLP

and

L.J. CLAVELLI

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

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

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

Property Account Identifier: 14-1594431
 Map: 29 Grid: B3 Par 267
 Sometimes also known as: 13005 Ninth Street, Bowie, MD 20720 And Assessed to Kenwood Group Development LLC

Property Account Identifier: 14-1594423
 Map: 29 Grid: B3 Par 262
 Sometimes also known as: Washington Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

Defendants

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-11616

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-11617

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 16th day of May, 2011 by the Circuit Court for Prince George's County, Maryland

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 16th day of May, 2011 by the Circuit Court for Prince George's County, Maryland

ORDERED:

ORDERED:

1. That the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland.

1. That the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland.

2. Such notice shall be published on or before the following date: June 10, 2011, and shall warn all persons to appear in this Court by the following date: July 19, 2011 and redeem the property identified as follows:

2. Such notice shall be published on or before the following date: June 10, 2011, and shall warn all persons to appear in this Court by the following date: July 19, 2011 and redeem the property identified as follows:

Property Account Identifier: 14-1594431
 Map: 29 Grid: B3 Par 267
 Sometimes also known as: 13005 Ninth Street, Bowie, MD 20720 And Assessed to Kenwood Group Development LLC

Property Account Identifier: 14-1594423
 Map: 29 Grid: B3 Par 262
 Sometimes also known as: Washington Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

and answer the Complaint or thereafter a final judgment will be entered foreclosing all right of redemption in the property and vesting in the Plaintiff title, free and clear of all encumbrances.

and answer the Complaint or thereafter a final judgment will be entered foreclosing all right of redemption in the property and vesting in the Plaintiff title, free and clear of all encumbrances.

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

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101353 (5-26,6-2,6-9)

True Copy—Test:
 Marilynn M. Bland, Clerk
 101354 (5-26,6-2,6-9)

LEGALS

ORDER OF PUBLICATION
REDEMPTOR LITIUM, LLC

Plaintiff

v.

Plaintiff

KENWOOD GROUP DEVELOPMENT, LLC

and

BRISA FUND LLLP

and

L.J. CLAVELLI

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

ORDER OF PUBLICATION
REDEMPTOR LITIUM, LLC

Plaintiff

v.

Plaintiff

KENWOOD GROUP DEVELOPMENT, LLC

and

BRISA FUND LLLP

and

L.J. CLAVELLI

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

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

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

Property Account Identifier: 14-1594043
 Map: 29 Grid: B3 Par 263
 Sometimes also known as: Washington Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

Property Account Identifier: 14-1594027
 Map: 29 Grid: B3 Par 264
 Sometimes also known as: 13005 Ninth Street, Bowie, MD 20720 And Assessed to Kenwood Group Development LLC

Defendants

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-11618

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-11620

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 16th day of May, 2011 by the Circuit Court for Prince George's County, Maryland

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 16th day of May, 2011 by the Circuit Court for Prince George's County, Maryland

ORDERED:

ORDERED:

1. That the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland.

1. That the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland.

2. Such notice shall be published on or before the following date: June 10, 2011, and shall warn all persons to appear in this Court by the following date: July 19, 2011 and redeem the property identified as follows:

2. Such notice shall be published on or before the following date: June 10, 2011, and shall warn all persons to appear in this Court by the following date: July 19, 2011 and redeem the property identified as follows:

Property Account Identifier: 14-1594043
 Map: 29 Grid: B3 Par 263
 Sometimes also known as: Washington Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

Property Account Identifier: 14-1594027
 Map: 29 Grid: B3 Par 264
 Sometimes also known as: 13005 Ninth Street, Bowie, MD 20720 And Assessed to Kenwood Group Development LLC

and answer the Complaint or thereafter a final judgment will be entered foreclosing all right of redemption in the property and vesting in the Plaintiff title, free and clear of all encumbrances.

and answer the Complaint or thereafter a final judgment will be entered foreclosing all right of redemption in the property and vesting in the Plaintiff title, free and clear of all encumbrances.

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

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101355 (5-26,6-2,6-9)

True Copy—Test:
 Marilynn M. Bland, Clerk
 101356 (5-26,6-2,6-9)

LEGALS

ORDER OF PUBLICATION
REDEMPTOR LITIUM, LLC

Plaintiff

v.

Plaintiff

KENWOOD GROUP DEVELOPMENT, LLC

and

BRISA FUND LLLP

and

L.J. CLAVELLI

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

ORDER OF PUBLICATION
REDEMPTOR LITIUM, LLC

Plaintiff

v.

Plaintiff

KENWOOD GROUP DEVELOPMENT, LLC

and

BRISA FUND LLLP

and

L.J. CLAVELLI

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

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

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

Property Account Identifier: 14-1594001
 Map: 29 Grid: B3 Par 206
 Sometimes also known as: Washington Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

Property Account Identifier: 14-1571751
 Map: 29 Grid: B3 Par 268
 Sometimes also known as: Railroad Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

Defendants

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-11621

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-11622

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 16th day of May, 2011 by the Circuit Court for Prince George's County, Maryland

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 16th day of May, 2011 by the Circuit Court for Prince George's County, Maryland

ORDERED:

ORDERED:

1. That the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland.

1. That the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland.

2. Such notice shall be published on or before the following date: June 10, 2011, and shall warn all persons to appear in this Court by the following date: July 19, 2011 and redeem the property identified as follows:

2. Such notice shall be published on or before the following date: June 10, 2011, and shall warn all persons to appear in this Court by the following date: July 19, 2011 and redeem the property identified as follows:

Property Account Identifier: 14-1594001
 Map: 29 Grid: B3 Par 206
 Sometimes also known as: Washington Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

Property Account Identifier: 14-1571751
 Map: 29 Grid: B3 Par 268
 Sometimes also known as: Railroad Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

and answer the Complaint or thereafter a final judgment will be entered foreclosing all right of redemption in the property and vesting in the Plaintiff title, free and clear of all encumbrances.

and answer the Complaint or thereafter a final judgment will be entered foreclosing all right of redemption in the property and vesting in the Plaintiff title, free and clear of all encumbrances.

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

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101357 (5-26,6-2,6-9)

True Copy—Test:
 Marilynn M. Bland, Clerk
 101358 (5-26,6-2,6-9)

The Prince George's Post Newspaper

* * * * *

Call (301) 627-0900

or

Fax (301) 627-6260

LEGALS

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

TRUSTEE'S SALE

Of valuable, improved real estate, located at 533 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. Sonya M. Ransome, Case No: CAE 11-09079, defendants 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 2:15 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that lot of ground and the improvements thereon described as follows:

Unit Numbered 6732/B2 in Building Numbered 4, in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM", as shown on a Plat of Condominium Subdivision entitled "WILSON BRIDGE CONDOMINIUM" recorded in Plat Book W.W.V. 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland, together with the facilities and other appurtenances to said Unit, which unit and appurtenances have been more specifically defined in the Master Deed aforesaid, and including the fee in an undivided interest in the common elements of said Regime appurtenant to said Units as such interest may be lawfully revised or amended from time to time pursuant to said Master Deed.

Said property being located in the 12th Election District of Said County

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

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

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

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars (\$5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

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

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

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

101451 (6-9-6-16-6-23)

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

TRUSTEE'S SALE

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

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

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

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

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

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be

LEGALS

sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

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

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

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

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

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

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

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

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

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

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

**Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**

Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

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

Improved by premises known as

9021 Loughran Road, Fort Washington, MD 20744

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

TUESDAY, JUNE 28, 2011

AT 3:20 P.M.

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

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

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

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

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS RUTH**

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

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

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

LEGALS**NOTICE**

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolfs
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 undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, JUNE 28, 2011

AT 3:30 P.M.

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

Unit number Lot 39 Phase 4 Section 1 in "GLENFORD 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

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 526 Wilson Bridge Drive, #D-1, 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. James E. Parker, Jr., Case No: CAE-11-01271, 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 13, 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 526 Wilson Bridge Drive, Unit D-1, Oxon Hill, Maryland, and described as follows:

Unit numbered 6727/D-1, in Building numbered 14, in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in a master deed established the said Horizontal Property Regime, dated November 7, 1972 and recorded December 4, 1972 in Liber 4156 at folio 711, among the aforesaid Land Records, and including the feet (sic) in an undivided interest in the common elements or said Regime appurtenant to said Unit as set out in said master Deed. Being in the 12th Election District of said County.

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

TERMS OF SALE

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

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

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars (\$5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

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

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

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 a review fee of \$300.00, plus 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

101365 (5-26,6-2,6-9)

COUNTY COUNCIL HEARING

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

**TUESDAY, JUNE 14, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND
1:30 P.M.**

Notice is hereby given that on Tuesday, June 14, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-12-2011 (DR-3) – AN ACT CONCERNING COMMON OWNERSHIP COMMUNITIES PROGRAM for the purpose of amending the Common Ownership Communities Program to assist governing bodies, owners, and residents of homeowners' associations, residential condominiums, and cooperative housing corporations with education, training, and dispute resolution and/or administrative hearing procedures in matters relating to these communities.

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

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

ATTEST:
Redis C. Floyd
Clerk of the Council

101397 (6-2,6-9)

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 statement 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 cashier's 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", ROSECREFT 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 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

LEGALS

LEGALS

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

ORDER OF PUBLICATION

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

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

ORDER OF PUBLICATION

REDEMPTOR LITIUM, LLC
v. Plaintiff

v. Plaintiff

vs. Plaintiff

v. Plaintiff

v. Plaintiff

v. Plaintiff

Dorothy McCrae-Gathers
Bernard V. Gathers
Mabell McCrae
Bernard V. Gathers
Robert K. Maddox, Trustee
Wells Fargo Financial
Maryland, Inc.
Data Search

FEDERAL HOME LOAN MORT-
GAGE CORP.
Care of: The President
5000 Plano Parkway
Carrollton, Texas 75010

Traci A. Palmer
Washington Suburban
Mortgage, Inc.
Louis D. Grasso, Trustee

Ethel Taylor
Beneficial Mortgage Co. of
Maryland n/k/a Beneficial
Financial I, Inc.
Gerald Danoff, Substitute Trustee
Citicorp Trust Bank, FSB
Verdugo Trustee Service
Corporation, Trustee

Lillian J. Wilson
Lillian J. Wilson

KENWOOD GROUP
DEVELOPMENT, LLC

and

BRISA FUND LLLP

and

L.J. CLAVELLI

and

PRINCE GEORGE'S COUNTY,
MARYLAND

and

All unknown owners of the
Property described below, their
heirs, devisees, personal represen-
tatives, and executors, adminis-
trators, grantees, assigns or successors
in right, title, interest, and any and
all persons having or claiming to
have any leasehold or any other
interest in the Property and premis-
es situate, described as:

Property Account Identifier:
14-1618545
Map: 29 Grid: B3 Par 207
Sometimes also known as:
Washington Avenue, Bowie, MD
20715 And Assessed to Kenwood
Group Develop-ment LLC
Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 11-11615**

A Complaint to foreclose the right
of redemption having been filed,
and upon consideration of the
Plaintiff's request for an Order of
Publication, it is this 16th day of
May, 2011 by the Circuit Court for
Prince George's County, Maryland

ORDERED:

1. That the Defendants in these pro-
ceedings may be served by publi-
cation of a Notice at least once a
week in each of three successive
weeks in a newspaper of general
circulation in Prince George's
County, Maryland in accordance
with §14-840 of the Tax Property
Article of the Annotated Code of
Maryland.

2. Such notice shall be published on
or before the following date: June
10, 2011, and shall warn all persons
to appear in this Court by the fol-
lowing date: July 19, 2011 and
redeem the property identified as
follows:

Property Account Identifier:
14-1618545
Map: 29 Grid: B3 Par 207
Sometimes also known as:
Washington Avenue, Bowie, MD
20715 And Assessed to Kenwood
Group Develop-ment LLC

and answer the Complaint or there-
after a final judgment will be
entered foreclosing all right of
redemption in the property and
vesting in the Plaintiff 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
101360 (5-26,6-2,6-9)

7800 JAYWICK AVENUE

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 Collector of State
and County Taxes for said County
known as:

7800 Jaywick Avenue, Fort
Washington, MD 20744 Twelfth
(12th) Election District, described
as follows:

All that lot of land and imps.
10,586,0000 Sq.Ft. & Imps. Rosedale
Estates Lot 2 Blk D.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-11656**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 7800 Jaywick Ave., Fort
Washington, MD 20744 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.
10,586,0000 Sq.Ft. & Imps. Rosedale
Estates Lot 2 Blk D.

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

It is thereupon this 16th day of
May, 2011, by the Circuit Court for
Prince George's County, Ordered,
That notice be given by the inser-
tion of a copy of this Order in some
newspaper having general circula-
tion 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 10th day of June,
2011, and redeem the property 7800
Jaywick Avenue, Fort Washington,
MD 20744 and answer the com-
plaint 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
101361 (5-26,6-2,6-9)

**UNKNOWN OWNER OF PROP-
ERTY 5306 Woodacre Drive,
Suitland, Map 088, Grid F2, Parcel
251, Acct No. 06-0625707, the
unknown owner's, heirs, devisees
and personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right title
and interest.**

and

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

and

And all other persons having or
claiming to have an interest in 5306
Woodacre Drive, Suitland

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
CAE 11-11859**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property, 5306 Woodacre Drive,
Suitland, Account No. 06-0625707,
and assessed to Federal Home Loan
Mortgage Corporation, and sold by
the Collector of Taxes for Prince
George's County and the State of
Maryland to the Plaintiffs in these
proceedings:

5306 Woodacre Drive, Suitland,
District 06, Map 088, Grid F2, Parcel
251, Deed Ref.: 30590/0539, Acct
No.: 0625707

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 16th day of
May, 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
10th day of June, 2011, warning all
persons interested in said property
to be and appear in this Court by
the 19th day of July, 2011, and
redeem the property, 5306
Woodacre Drive, Suitland, Account
No. 06-0625707, and answer the
Complaint of or thereafter a final
decree will be rendered foreclosing
all rights of redemption in the prop-
erty, and vesting in the Plaintiff's
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
101364 (5-26,6-2,6-9)

6610 WILBURN DRIVE

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 Collector of State
and County Taxes for said County
known as:

6610 Wilburn Drive, Capitol
Heights, Maryland 20743,
Eighteenth (18th) Election District,
described as follows:
All that lot of land and imps.
8,773.0000 Sq. Ft. & Imps. Wilburn
Estates Lot 10 Blk A

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-11867**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 6610 Wilburn Drive,
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.
8,773.0000 Sq. Ft. & Imps. Wilburn
Estates Lot 10 Blk A

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

It is thereupon this 16th day of
May, 2011, by the Circuit Court for
Prince George's County, Ordered,
That notice be given by the inser-
tion of a copy of this Order in some
newspaper having general circula-
tion 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 10th day of June,
2011, and redeem the property 6610
Wilburn Drive, Capitol Heights,
Maryland 20743 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the prop-
erty, and vesting in the Plaintiff's
title, free and clear of all encum-
brances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101362 (5-26,6-2,6-9)

14513 MAYFAIR DRIVE

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 Collector of State
and County Taxes for said County
known as:

14513 Mayfair Drive, Laurel,
Maryland 20707 Tenth (10th)
Election District, described as fol-
lows:

All that lot of land and imps.
2,081.0000 Sq.Ft. & Imps., Mayfair-
plat One Lot 13 Blk B

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-11868**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 14513 Mayfair Drive,
Laurel, Maryland 20707 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.
2,081.0000 Sq.Ft. & Imps., Mayfair-
plat One Lot 13 Blk B

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

It is thereupon this 16th day of
May, 2011, by the Circuit Court for
Prince George's County, Ordered,
That notice be given by the inser-
tion of a copy of this Order in some
newspaper having general circula-
tion 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 10th day of June,
2011, and redeem the property
14513 Mayfair Drive, Laurel,
Maryland 20707 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
101363 (5-26,6-2,6-9)

5615 LANDOVER ROAD

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 Collector of State
and County Taxes for said County
known as:

5615 Landover Road, Hyattsville,
MD 20784, Second (2nd) Election
District, described as follows:
All that lot of land and imps.
9,632,0000 Sq.Ft. & Imps. West
Cheverly Lot 6

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-11652**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 5615 Landover Road,
Hyattsville, MD 20784 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.
9,632,0000 Sq.Ft. & Imps. West
Cheverly Lot 6

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

It is thereupon this 16th day of
May, 2011, by the Circuit Court for
Prince George's County, Ordered,
That notice be given by the inser-
tion of a copy of this Order in some
newspaper having general circula-
tion 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 10th day of June,
2011, and redeem the property 5615
Landover Road, Hyattsville,
Maryland 20784 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
101360 (5-26,6-2,6-9)

*The Prince George's
Post Newspaper*

* * * * *

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

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

Address: 9815 Lakepointe Court, #301, Upper Marlboro, MD
Tax ID No.: 13-1519651

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

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

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

Front Foot Benefit charges are to be adjusted for the current year to

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

ORDER OF PUBLICATION

REDEMPTOR LITIUM, LLC
 Plaintiff
 v.
 KENWOOD GROUP DEVELOPMENT, LLC
 and
 BRISA FUND LLLP
 and
 L.J. CLAVELLI
 and
 PRINCE GEORGE'S COUNTY, MARYLAND
 and

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

Property Account Identifier: 14-1593649
 Map: 29 Grid: B3 Par 208
 Sometimes also known as: 13039 Railroad Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

Defendants
In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-11623

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 16th day of May, 2011 by the Circuit Court for Prince George's County, Maryland

ORDERED:

1. That the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland.

2. Such notice shall be published on or before the following date: June 10, 2011, and shall warn all persons to appear in this Court by the following date: July 19, 2011 and redeem the property identified as follows:

Property Account Identifier: 14-1593649
 Map: 29 Grid: B3 Par 208
 Sometimes also known as: 13039 Railroad Avenue, Bowie, MD 20715 And Assessed to Kenwood Group Development LLC

and answer the Complaint or thereafter a final judgment will be entered foreclosing all right of redemption in the property and vesting in the Plaintiff 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
 101359 (5-26,6-2,6-9)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WILLIAM T. BRUZZESE**

Notice is given that Michael X. Bruzzese, whose address is 2926 Tallow Lane, Bowie, MD 20715 was on May 6, 2011 appointed personal representative of the estate of William T. Bruzzese, who died on April 15, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 6th 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 hereafter. Claim forms may be obtained from the Register of Wills.

MICHAEL X. BRUZZESE
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 87427
 101384 (5-26,6-2,6-9)

ORDER OF PUBLICATION

ARDWEN FUND 1, LLC
 Plaintiff
 v.
 PDC-COLLINGBROOK, LLC
 and
 NVR, INC.
 and
 KIRK KUBISTA, TRUSTEE
 and
 DONALD B. ASHBAUGH, TRUSTEE
 and

MICHAEL G. GALLERIZZO, TRUSTEE
 and
 MICHAEL C. BOLESTA, TRUSTEE
 and
 M & T BANK

MANUFACTURERS AND TRADERS TRUST COMPANY F/K/A BRADFORD BANK
 and
 MARY BETH TAYLOR, TRUSTEE
 and
 J. DANIEL SADLER, TRUSTEE
 and

PNC BANK, NATIONAL ASSOCIATION F/K/A NATIONAL CITY BANK
 and
 MICHAEL D. NORD, TRUSTEE
 and

ELIZABETH L. PAULSON, TRUSTEE
 and
 ROBERT G. JONES, TRUSTEE
 and

COMMUNITY BANK OF TRI-COUNTY and FAIRVIEW MANOR, LLC and PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address:14501 Danforth Street
 Account Number: 07-3760154
 Description: 32,576.0000 Sq.Ft. Collingbrook-plat, Lot 43, Blk D Assmt: \$48,626
 Liber/Folio: 17104-571
 Assessed To: PDC Collingbrook, LLC

Property Address:14501 Danforth Street
 Account Number: 07-3760154
 Description: 32,576.0000 Sq.Ft. Collingbrook-plat, Lot 43, Blk D Assmt: \$48,626
 Liber/Folio: 17104-571
 Assessed To: PDC Collingbrook, LLC

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

Property Address:14501 Danforth Street
 Account Number: 07-3760154
 Description: 32,576.0000 Sq.Ft. Collingbrook-plat, Lot 43, Blk D Assmt: \$48,626
 Liber/Folio: 17104-571
 Assessed To: PDC Collingbrook, LLC

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-05076

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

It is thereupon this 16th day of May, 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 the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 10th day of June, 2011, warning all persons interested in the said properties to be and appear in this Court by the 19th day of July, 2011, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Maryland
 True Copy—Test:
 Marilynn M. Bland, Clerk
 101350 (5-26,6-2,6-9)

THE PRINCE GEORGE'S POST
 Call 301-627-0900
 Fax 301-627-6260

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 2011	Greenway Center,	Tuesday, June 14,
Multipurpose Room 8950 Edmonston Road Greenbelt, MD 20770	Maryland Trade Center, and Hanover Parkway Office Development	6:30-9:00 p.m.
Greenbelt, Maryland Location to be Announced	University Square, Belle Point, Charlestowne, Golden Triangle, and Capital Office Park	Thursday, July 21, 2011 6:30-9:00 p.m.
Greenbelt, Maryland Location to be Announced	Greenbelt Metro Station	September, 2011 6:30-9:00 p.m.
Greenbelt, Maryland Location to be Announced	Beltway Plaza, Franklin Park at Greenbelt Station, Berwyn Heights Industrial Area, and the MD 193 Commercial Corridor (west of Kenilworth Avenue)	September, 2011 6:30-9:00 p.m.
Greenbelt, Maryland Location to be Announced	Review Concepts for Entire Sector Plan Area	October, 2011 6:30-9:00 p.m.
Greenbelt, Maryland Location to be Announced	Present Preliminary Recommendations and Project Wrap-up	November, 2011 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 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 3844 28th Avenue, Temple Hills, Prince George's County, Maryland, 20748.

By virtue of the power and authority contained in the Master Deed recorded December 12, 1972, in Liber 4161 at folio 208, et. seq. and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Iverson Square Condominium v. Arthur P. McIntye, Case No: CAE-10-18963, 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 13, 2011 AT 2:15 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 3844 28th Avenue, Temple Hills, Prince George's County, Maryland, 20748, and described as follows:

Unit numbered 145 in a plan of condominium entitled "MASTER PLAN 3, IVERSON SQUARE CONDOMINIUM", as per plats and plats thereof recorded in condominium plat book 82 at plats 82 through 90 among the Land Records of Prince George's County, Maryland and being part of the land and premises made subject a horizontal property or condominium regime by a Master Deed dated October 30, 1972 and recorded in Liber 4161 at folio 208 among the aforesaid Land Records. Being in the 6th Election District.

The property has an address of 3844 28th Avenue, Temple Hills, Maryland 20748.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the

LEGALS

improvements. The property is improved by a condominium, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

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

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

A deposit shall be required at the time of sale in the amount of Four Thousand and 00/100 Dollars (\$4,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of eighteen percent (18%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

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

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

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 a review fee of \$300.00, plus 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

101388 (5-26,6-2,6-9)
 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

2927 Mueserbush Court, Glenarden, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Tammy C Smith, dated March 16, 2006, and recorded in Liber 24684 at folio 258 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

JUNE 24, 2011 AT 12:00 NOON

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

SAID PROPERTY BEING KNOWN AND DESIGNATED AS LOT 11, IN BLOCK A, IN A SUBDIVISION KNOWN AS, "PLAT ONE, FROST SUBDIVISION".

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 \$25,000.00 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

101429 (6-9,6-16,6-23)

NOTICE

IN THE MATTER OF:
Fatmata Sumaila Kabay
 FOR THE CHANGE OF NAME TO:
Fatmata Sumaila Kpange

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-12696

A Petition has been filed to change the name of Fatmata Sumaila Kabay to Fatmata Sumaila Kpange. The latest day by which an objection to the Petition may be filed is July 1, 2011.

Marilynn M. Bland
 Clerk of the Circuit Court for Prince George's County, Maryland
 101423 (6-9)

NOTICE

IN THE MATTER OF:
Moise Acevedo Cruz
 FOR THE CHANGE OF NAME TO:
Moise Acevedo

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-12663

A Petition has been filed to change the name of Moise Acevedo Cruz to Moise Acevedo. The latest day by which an objection to the Petition may be filed is July 1, 2011.

Marilynn M. Bland
 Clerk of the Circuit Court for Prince George's County, Maryland
 101422 (6-9)

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.
Judy Goss
9005 Heatherfield Court
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-13577

Notice is hereby given this 23rd 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 23rd 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 23rd day of June, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$188,355.55. The property sold herein is known as 9005 Heatherfield 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
101385 (5-26,6-2,6-9)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs

vs.
Akeesha T Day and
Bernard Harrison Jr.
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-06941

ORDERED, this 19th day of May, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9767 Quiet Brook Lane, Clinton, Maryland 20735 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 20th 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 20th day of June, 2011, next.

The report states the amount of sale to be \$301,650.19.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101338 (5-26,6-2,6-9)

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
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
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 report states the amount of sale to be \$185,873.10.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101401 (6-2,6-9,6-16)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VALERIE J GREEN

Notice is given that Briana Green whose address is 1221 Firth of Lorne Circle, Fort Washington, MD 20744, Candace Green whose address is 1084 Spring Valley Court, Fort Washington, MD 20744, and Akyva Watts whose address is 11 Quarry Lane, Hamden, CT 06518 was on May 16, 2011 appointed co-personal representatives of the estate of Valerie J. Green, who died on April 13, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 16th day of November, 2011.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives 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.

BRIANA GREEN
CANDACE GREEN
AKYVA WATTS
Co-Personal Representative(s)

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

Estate No. 87553
101342 (5-26,6-2,6-9)

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.
Yetunde T. Johnson
4609 Morning Glory Trail
Bowie, MD 20720
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-06431

Notice is hereby given this 26th 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 \$395,727.53. The property sold herein is known as 4609 Morning Glory Trail, Bowie, MD 20720.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101399 (6-2,6-9,6-16)

NOTICE

IN THE MATTER OF:
Kristin Eileen Youngblood

FOR THE CHANGE OF
NAME TO:
Kristin Lovely Poore

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-12994

A Petition has been filed to change the name of Kristin Eileen Youngblood to Kristin Lovely Poore.

The latest day by which an objection to the Petition may be filed is July 1, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland

101424 (6-9)

NOTICE

IN THE MATTER OF:
Dora Abea Nyarko

FOR THE CHANGE OF
NAME TO:
Dora Abea Gyekye

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-13011

A Petition has been filed to change the name of Dora Abea Nyarko to Dora Abea Gyekye.

The latest day by which an objection to the Petition may be filed is July 1, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland

101428 (6-9)

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: CAE10-22381

ORDER OF PUBLICATION

This is to give notice that on the 9th day of July, 2010, a Petition for Guardianship of a Minor Child, KLOEI ALEXIA JACKSON, was filed in the Circuit Court for Prince George's County, Maryland, by SONJA McRANT, Petitioner, against NIKKIA JACKSON, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, NIKKIA JACKSON, last known address is 4409 23rd Parkway, T-3, Temple Hills, MD 20748, and the last known address of the birth father is unknown and his whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petitioner 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 CAE10-22381, 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 17th day of May, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 17th day of June, 2011, giving notice to the UNKNOWN BIRTH FATHER, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 21st day of June, 2011 why the relief requested should not be granted.

MARILYNN M. BLAND
CLERK

101336 (5-26,6-2,6-9)

**THE PRINCE
GEORGE'S POST
Call 301-627-0900
Fax 301-627-6260**

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.
Gerson Noel Arias-Canales
6912 Annapolis Road
Hyattsville, MD 20784
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-20378

Notice is hereby given this 19th 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 20th 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 20th day of June, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$76,000.00. The property sold herein is known as 6912 Annapolis Road, Hyattsville, MD 20784.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101337 (5-26,6-2,6-9)

NOTICE

IN THE MATTER OF:
Catherine Harness Mungin

FOR THE CHANGE OF
NAME TO:
Catherine Jazmyn Mungin

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-12856

A Petition has been filed to change the name of Catherine Harness Mungin to Catherine Jazmyn Mungin.

The latest day by which an objection to the Petition may be filed is July 1, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland

101426 (6-9)

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 Liqueurs, Inc., t/a Champagne Liqueurs, 5611 Landover Road, Hyattsville, 20784 transfer from Champagne Liqueurs, Inc., t/a Champagne Liqueurs, 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.

Unsus 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)

NOTICE

IN THE MATTER OF:
Joshua Steven Youngblood

FOR THE CHANGE OF
NAME TO:
Joshua Lewis Poore

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-12995

A Petition has been filed to change the name of Joshua Steven Youngblood to Joshua Lewis Poore.

The latest day by which an objection to the Petition may be filed is July 1, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland

101425 (6-9)

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

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

LOT# 5394 2001 TOYOTA RAV4-4 Cyl.
VIN# JTEGHD20VX10003483
STAR VALLEY INC DBA
AAMCO TRANS
5596 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

IN THE MATTER OF:
Karyse Ayana Phillips

FOR THE CHANGE OF
NAME TO:
Karyse Ayana Sesay

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-12984

A Petition has been filed to change the name of Karyse Ayana Phillips to Karyse Ayana Sesay.

The latest day by which an objection to the Petition may be filed is July 1, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7822 CHAPEL COVE DRIVE
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Sylvia D. Scott, dated April 8, 2005 and recorded in Liber 22130, Folio 608 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,000.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 14, 2011 AT 11:00 AM.**

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

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

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

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

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

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

101375 (5-26,6-2,6-9)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10902 ELON DRIVE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Oladipo O. Ogunrinde and Adetoro A. Ogunrinde, dated January 10, 2007 and recorded in Liber 027056, Folio 0223 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$325,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 14, 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 \$34,000.00 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

101376 (5-26,6-2,6-9)

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
1001 Chillum Road Apartment 413,
Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Kayla V Roach, dated October 29, 2008, and recorded in Liber 30164 at folio 587 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

JUNE 10, 2011
AT 12:03 PM.

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

LAND UNIT 1 AS SHOWN ON A PLAT OF CONDOMINIUM ENTITLED "THE FAIRMONT LAND CONDOMINIUM"

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 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

101334 (5-26,6-2,6-9)

NOTICE OF PUBLIC HEARING REDISTRICTING COMMISSION THURSDAY, JUNE 16, 2011

PRINCE GEORGE'S SPORT AND LEARNING COMPLEX
TOWN HALL MEETING ROOM – FIRST FLOOR
8801 SHERIFF ROAD
LANDOVER, MARYLAND 20785

7:00 P.M. – 9:00 P.M.

Notice is hereby given that on Thursday, June 16, 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 COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Sharon Taylor, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

101406 (6-2,6-9)

COUNTY COUNCIL HEARING

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

TUESDAY, JUNE 21, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, June 21, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-3-2011 (DR-2) – AN ACT CONCERNING TAXICABS AND LIMOUSINES for the purpose of amending provisions of the County Code regulating taxicabs relating to the transfer of and number of certificates of registration.

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

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

ATTEST:
Redis C. Floyd
Clerk of the Council

101396 (6-2,6-9)

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

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
3812 Crystal Lane, Temple Hills, Maryland 20748**

By virtue of the power and authority contained in a Deed of Trust from Salena A Lockhart, dated April 30, 2009, and recorded in Liber 30648 at folio 504 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

**JUNE 14, 2011
AT 12:00 NOON**

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

LOT NUMBERED TWELVE (12) IN BLOCK LETTERED "T" IN THE SUB-DIVISION KNOWN AS "TEMPLE HILLS 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 \$17,000.00 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

101332 (5-26,6-2,6-9)

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 Closes: 6/16/11 @ 3:00 p.m.	\$ 5.50
S11-067	Indefinite Delivery Contracts for Architectural, Architectural Related, and Construction Management Services "EXTENDED"	Pre-Bid Conference: Occurred Closes: 6/23/11 @ 3:00 p.m.	\$ 5.50
11-0004	Renovations at the Circuit Court Annex "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/20/11 @ 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 Opens: 6/17/11 @ 3:00 p.m.	\$ 5.50
*S11-083	Temporary Staffing "EXTENDED"	Pre-bid Conference: Occurred Opens: 6/20/11 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

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

101449 (6-9)

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
10119 Prince Place, Unit 401, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Barbara L. Hammond, dated June 14, 2006, and recorded in Liber 25691 at folio 465 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

**JUNE 10, 2011
AT 12:06 PM.**

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

BEING KNOWN AND DESIGNATED AS A CONDOMINIUM UNIT 401-2C, IN BUILDING TWO (2) IN A HORIZONTAL OR CONDOMINIUM REGIME ENTITLED "TREETOP CONDOMINIUM"

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, STEPHANIE H. HURLEY AND AARON D. NEAL

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

101335 (5-26,6-2,6-9)

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Concrete Replacement and Hot Mix Asphalt Resurfacing - North Arterial, Contract Number 862-H (D), will be received until June 24, 2011, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on May 31, 2011, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland

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

QUANTITY	UNIT	DESCRIPTION
1,500	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
8,500	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
3,000	SY	Full Depth Patching
25,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
30,000	LF	5 Inch Yellow Preformed Reflective Pavement Marking
30,000	LF	5 Inch White Preformed Reflective Pavement Marking
150	LF	Remove and Replace Concrete Curb and Gutter
2,000	SF	Remove and Replace Concrete Sidewalk
1,500	SY	Shoulder Restoration using Graded Aggregate
1,500	SY	Shoulder Restoration using Topsoil, Seed and Mulch

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Concrete Replacement and Hot Mix Asphalt Resurfacing - North Arterial, Contract No. 862-H (D)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on Friday, June 10, 2011, at 11:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

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

101378 (5-26,6-2,6-9)

LEGALS

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878

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

Plaintiff

Defendants

**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)
18,190,000 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)

ORDER OF PUBLICATION

Tower Tax Capitol, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

v.

Nathan E. Carter
Nathan E. Carter
Bruce Magazine, Trustee
S.F.C. II, LLC

**3706 CPT WENDELL
PRUITT WAY**

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 Collector of State and County Taxes for said County known as:

3706 CPT. Wendell Pruitt Way, Fort Washington, MD 20744, 12th (Twelfth) Election District, described as follows:

All that lot of land and imps., 20,014.0000 Sq. Ft. & Imps. Stonegate Estates - Lot 16 Blk B Assmt #501,180 Lib 00000 Fl 000 and assessed to Carter, Nathan E.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 11-12585**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3706 CPT. Wendell Pruitt Way, Fort Washington, MD 20744 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., 20,014.0000 Sq. Ft. & Imps. Stonegate Estates - Lot 16 Blk B Assmt #501,180 Lib 00000 Fl 000 and assessed to Carter, Nathan E.

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

It is thereupon this 23rd day of May, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of June, 2011, and redeem the property 3706 CPT. Wendell Pruitt Way, Fort Washington, MD 20744 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

101405 (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)

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