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Newspaper*

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of
Legal Record*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WADE D COMMODORE

Notice is given that Margaret L. Tompkins, whose address is 4607 Gault Place NE, Washington, DC 20019 was on May 9, 2011 appointed personal representative of the estate of Wade D Commodore who died March 7, 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 9th day of November, 2011.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

MARGARET L. TOMPKINS
Personal Representative

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

Estate No. 87468
101279 (5-19,5-26,6-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RITA L MOORE

Notice is given that Thomas C. Miller whose address is General Delivery Rt. 618, Oak Park, VA 22730 was on May 13, 2011 appointed personal representative of the estate of Rita L. Moore who died on May 1, 2011 with a will.

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

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

THOMAS C MILLER
Personal Representative

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

Estate No.87517
101321 (5-19,5-26,6-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

Linda Oliver
7012 Foster Street
District Heights, MD 20747

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-00164

Notice is hereby given this 13th 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 13th 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 13th day of June, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$176,765.54. The property sold herein is known as 7012 Foster Street, District Heights, MD 20747.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101323 (5-19,5-26,6-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARUE E JOHNSON

Notice is given that Larue E Johnson, Jr. whose address is 4412 Bentley Drive, Plano, TX 75093 was on May 12, 2011 appointed personal representative of the estate of Larue E. Johnson who died on April 12, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of November, 2011.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

LARUE E JOHNSON, JR
Personal Representative

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

Estate No.87519
101319 (5-19,5-26,6-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM HARRISON SANDRUS JR

Notice is given that Joseph Sandrus whose address is 577 Cromwell Court, Culpepper, VA 22701 was on May 12, 2011 appointed personal representative of the estate of William Harrison Sandrus, Jr. who died on May 6, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of November, 2011.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JOSEPH SANDRUS
Personal Representative

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

Estate No.87520
101320 (5-19,5-26,6-2)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs

vs.

Donna Elizabeth Eastmond
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-12946

ORDERED, this 16th day of May, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11 Barberry Court, Upper Marlboro, Maryland 20774 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 16th 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 16th day of June, 2011, next.

The report states the amount of sale to be \$63,750.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101303 (5-19,5-26,6-2)

LEGALS

**MECHANIC'S LIEN
SALE**

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

**MAY 27, 2011
AT 10:00 A.M.**

2000 FORD E450 KK28
VIN: 1FDWE45F9YHA27156

American Fleet Sales & Service,
Capitol Heights, MD

1995 MERCEDES
VIN#: WDBFA67E9SF11687

Daniel Gibbs, Bowie, MD 20716

1999 CADILLAC
VIN#: 1G6KF5498XU726045

Daniel Gibbs, Bowie, MD 20716

1996 DODGE
VIN #: 2B4FP2534TR701281

Shawn Brown, Baltimore, MD

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

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

101329 (5-19,5-26)

**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 6th, 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# 4923 1996 TOYOTA Camry
VIN# 4T1BF12K8TU133125

KERRS TOWING & AUTOMOTIVE
2007 ASHBURTON ST
BALTIMORE

LOT# 5349 2003 INFINITI G35-V6
VIN# JNKCV54E33M210122

QUALITY IMPORTS INC
2734 W NORTH AVE
BALTIMORE

LOT# 5451 2001 FORD TRUCK
Expedition-V8
VIN# 1FMPU18L71LA01763

AAMCO TRANSMISSIONS
3501 POHANKA PL
MARLOW HEIGHTS

LOT# 5469 1999 VOLVO V70XC
VIN# YV1LZ56D9X2594168

LARRY HENDERSON
6905 22ND AVE
HYATTSVILLE

LOT# 5474 1975 FERRARI 308GT4
VIN on car # 10024

VIN on record #308GT10024
MURPHY BROTHER'S AUTOMOTIVE, INC
10517 METROPOLITAN AVE
KENSINGTON

LOT# 5479 2004 DODGE Intrepid-V6
VIN# 2B3AD46R64H710321

SURF'S UP BODY SHOP
5020 WABASH AVE
BALTIMORE

LOT# 5481 1998 CHEVROLET
Cavalier RS-L4
VIN# 3G1JC124XWS846406

TIKO TIRE & AUTO SERVICE
5000 WABASH AVE
BALTIMORE

LOT# 5482 2007 OUTLAW
CUSTOM
VIN# 1Z9HWZ0607H304003

OUTLAW CUSTOMS INC
101 SKIPJACK RD STE 2
PRINCE FREDERICK

LOT# 5483 1996 TOYOTA Land Cruiser-6 Cyl.
VIN# JT3HJ85J3T0144473

INNER CITY TOWING
2533 BAKER STREET
BALTIMORE

LOT# 5484 2003 NISSAN Sentra-4 Cyl.
VIN# 3N1CB51D33L781189

B & K AUTOBODY & FRAME SHOP
4101 REISTERSTOWN RD
BALTIMORE

LOT# 5490 2005 NISSAN Altima-4 Cyl.
VIN# 1N4AL11EX5N476431

TIKO TIRE & AUTO SERVICE
5000 WABASH AVE
BALTIMORE

LOT# 5355, 2004 CHRYSLER SEBRING

VIN# 1C3EL55R94N352508
TOMMY'S AUTO SERVICE INC
6611 SUTTLAND RD
MORNINGSIDE

LOT# 5337B, 1973 MAKO 23' BOAT
NY#2375PM

GATES MARINE SERVICE INC
600 CABANA BLVD
DEALE

LOT# 5338B, 1970 UNIFLITE 31' BOAT
MD#8935AC

GATES MARINE SERVICE INC
600 CABANA BLVD
DEALE

LOT# 5339B, 1982 MAKOCRAFT 21'3" BOAT
MD#1518CB

GATES MARINE SERVICE INC
600 CABANA BLVD
DEALE

LOT# 5340B, 1987 BAY BUILT 29' BOAT
DOC# 912768

NAME OF BOAT: JUDY ANN
HULL# AXA141L01286

GATES MARINE SERVICE INC
600 CABANA BLVD
DEALE

LOT# 5341B, 1988 THOMPSON 25'5" BOAT
MD#6056AT

GORDON R PROUT
4776 SOUTH POLLINGHOUSE RD
HARWOOD

LOT# 4926, 1999 LAND ROVER DISCOVERY
VIN# SALT1242XA205909

GATES MARINE SERVICE INC
600 CABANA BLVD
DEALE

LOT# 5478, 2002 GMC ENVOY
VIN# 1GKDT13S122476880

CLINTON TRANSMISSIONS
8013 MALCOLM RD
CLINTON

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

101301 (5-19,5-26)

ORDER OF PUBLICATION
PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093

Plaintiff

vs.

Nancy L. Miller, Personal Representative
Clarence Tucker
Jeanne Tucker
Clarence Tucker
Jeanne Tucker
John P. Van Beek, Substitute Trustee
David C. Case

Plaintiff

7307 WESSEX 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 and Collector of State and County Taxes for said County known as:

7307 Wessex Drive, Temple Hills, Maryland 20748, Ninth (9th) Election District, described as follows: All that lot of land and imps. 13,184.0000 Sq.Ft. & Imps. Westchester Ests Lot 4 Blk N.

In the Circuit Court for Prince George's County, Maryland
CAE 10-37519

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7307 Wessex Drive, Temple Hills, Maryland 20748 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. 13,184.0000 Sq.Ft. & Imps. Westchester Ests Lot 4 Blk N.

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

It is thereupon this 10th 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 10th day of June, 2011, and redeem the property 7307 Wessex Drive, Temple Hills, Maryland 20748 and answer the complaint or thereafter a final judgment will be entered foreclosing all

LEGALS

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
101296 (5-19,5-26,6-2)

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND

A Body Corporate and Politic County Administration Building
14741 Gov. Oden Bowie Drive
Upper Marlboro, MD 20772

Plaintiff

vs.

BRYAN E. POWELL

and any and all persons that have or claim to have any interest in the property described as:

Outlot A, Blk. B, in the subdivision known as Middleton Valley View, 8,103 sq. ft., being part of the property described in a deed recorded in the land records of Prince George's County at Liber 14406, folio 019, at 5910 Middleton Ct.,

said property being in the 6th Election District and assessed to Bryan E. Powell under Account 06-0560730,

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-11236

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

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

It is thereupon this 9th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 12th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101298 (5-19,5-26,6-2)

ORDER OF PUBLICATION

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
807 Alabaster Court, Capital Heights, Maryland 20743**

By virtue of the power and authority contained in a Deed of Trust from Jacqueline Jones, dated July 31, 2006, and recorded in Liber 30036 at folio 599 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

**MAY 20, 2011
AT 12:00 NOON**

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

LOT NUMBERED TWELVE (12) IN BLOCK LETTERED "A" IN A SUBDIVISION KNOWN AS "PLAT NINE, YORKSHIRE KNOLLS."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 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

101186 (5-5,5-12,5-19)

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
7505 Val Lane, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Samuel C Cox, dated April 30, 1998, and recorded in Liber 12175 at folio 687 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

**MAY 20, 2011
AT 12:03 PM.**

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

LOT 36, BLOCK B, AS SHOWN ON A PLAT ENTITLED "PLAT FIVE, WINTERGREEN"

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 \$11,000.00 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

101185 (5-5,5-12,5-19)

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
7505 Riverdale Road, Unit 2037,
Hyattsville, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Mary E Reed, dated January 11, 2008, and recorded in Liber 29314 at folio 525 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

**MAY 23, 2011
AT 12:00 NOON**

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

BEING KNOWN AND DESIGNATED AS UNIT 2037 IN FRENCHMAN'S CREEK CONDOMINIUMS AS DEFINED AND SET FORTH IN DECLARATION OF 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 \$13,000.00 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

101184 (5-5,5-12,5-19)

The Prince George's Post

Call 301-627-0900

or

Fax 301-627-6260

Have a Very Safe Weekend

And Remember,

Don't Drink and Drive!

LEGALS

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

v.

DIRT PLUS, INC.
4303 Northview Drive Bowie, MD 20716-2600

PRINCE GEORGE'S COUNTY MARYLAND
County Administration Building Upper Marlboro, MD 20772

SERVE:
STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Bldg., 5th Floor
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the FIFTH, ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11579

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

Tax Account Number 05-0400598: Tax Map 114, Grid F2, Parcel 259, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 24.1610 acres, assessed to DIRT PLUS, INC., per Deed recorded in Liber 15112 at Folio 686. \$3,385.29 was paid to the Collector at the time of sale.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101304 (5-19.5-26.6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

v.

NEBF LONGLEAF HOLDING CO., INC.
STE 401
1125 15th St., NW Washington, DC 20005

and

PRINCE GEORGE'S COUNTY, MARYLAND
SERVE:
STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Building Upper Marlboro, MD 20772

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11242

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

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101305 (5-19.5-26.6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

v.

NADJA BONHOMME
4013 33rd Street Mount Rainier, MD 20712

and

PRINCE GEORGE'S COUNTY, MARYLAND
SERVE:
STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Building Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the SEVENTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11243

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

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said properties to be and appear in this Court by the 12th day of July, 2011, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101306 (5-19.5-26.6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

v.

HAE YONG KWON
5205 Marlboro Pike Capital Heights, MD 20743

KI HOON LEE
5205 Marlboro Pike Capital Heights, MD 20743

ALLSSANDRA S. KIM
5205 Marlboro Pike Capital Heights, MD 20743

TRSTE, INC.
110 Congressional Lane Rockville, MD 20852

Wachovia Bank, N.A.
Roanoke, VA 24011

and

PRINCE GEORGE'S COUNTY, MARYLAND
SERVE:
STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Building Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the SIXTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11244

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

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101307 (5-19.5-26.6-2)

LEGALS

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

vs.

TELLIGENT HOLDINGS, INC.
1601 Hazelwood Drive Capitol Heights, MD 20743

PRINCE GEORGE'S COUNTY MARYLAND
County Administration Building Upper Marlboro, MD 20772

SERVE:
STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Bldg., 5th Floor
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the EIGHTEENTH, ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11570

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

Tax Account Number 18-2071546: Tax Map 73, Grid C4, Lot 13, Block B, in the subdivision known as "Walker Mill Business Park", as per Plat Book NLP 152 at Plat 47, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 58,502 sq.ft., assessed to TELLIGENT HOLDINGS, LLC. \$6,293.69 was paid to the Collector at the time of sale.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101310 (5-19.5-26.6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

v.

WALTER A. STRAUGHAN, et al
P.O. Box 54095 Washington DC 20032-0295

NATIONAL CHURCH OF GOD at Fort Washington

PRINCE GEORGE'S COUNTY, MARYLAND
County Administration Building Upper Marlboro, MD 20772

SERVE:

STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Bldg., 5th Floor
Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the property situated, lying and being in the TWELFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11245

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

Tax Account Number 12-1299320: Tax Map 97, Grid A3, Parcel 88, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 1.45 acres, assessed to WALTER A. STRAUGHAN, ET AL, per Deed recorded in Liber 07379 at Folio 634. \$661.64 was paid to the Collector at the time of sale.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 12th day of July, 2011, and redeem the aforesaid

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101308 (5-19.5-26.6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

v.

KATHYRN H. WEAVER
8303 Bella Vista Terrace Fort Washington, MD 20744

JOEL I. HOFFMAN, Trustee
966 Hungerford Drive, Suite 22 Rockville, MD 20850

REAL ESTATE FUNDING, LLC
9766 Lee Highway Fairfax, VA 22031

PRINCE GEORGE'S COUNTY, MARYLAND
County Administration Building Upper Marlboro, MD 20772

SERVE:

STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Bldg., 5th Floor
Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the FIFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11569

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

Tax Account Number 05-0338400: Tax Map 142, Grid D3, Part of Lot 15, in the subdivision known as "West Piscataway", as per Plat Book BB6 at Plat 28, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 34,412 sq. ft., assessed to KATHRYN H. WEAVER, per Deed recorded in Liber 11385 at Folio 403. \$1,275.66 was paid to the Collector at the time of sale.

This property is encumbered by Deed of Trust.

1) A title report on the subject property evidences that the property is subject to a Deed of Trust securing Real Estate Funding, LLC, (Joel I. Hoffman, as Trustee), in the principal sum of \$275,000; said Deed of Trust dated 6/29/07 and recorded 7/26/07 in the Land Records of Prince George's County, Liber 28307 at Folio 626.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 12th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101309 (5-19.5-26.6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

vs.

GEORGE HAWKINS
18202 Bevard Road Brandywine, MD 20613-9675

PRINCE GEORGE'S COUNTY MARYLAND
County Administration Building Upper Marlboro, MD 20772

SERVE:
STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Bldg., 5th Floor
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the EIGHTH, ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11571

The object of this proceeding is to secure the foreclosure of all rights

of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 08-0835009: Tax Map 172, Grid F2, Part of Parcel 37, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 1 acre, assessed to GEORGE HAWKINS, per Deed recorded in Liber 08364 at Folio 050. \$940.67 was paid to the Collector at the time of sale.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101311 (5-19.5-26.6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

v.

N.R.L.L. EAST, LLC, a Florida limited liability company
1 Mauchly Irvine, Ca 92618

CELINE MUGABE
2515 Monroe Court Waldorf, MD 20603

TRANSCONTINENTAL TITLE COMPANY, INC
2605 Enterprise Road East, Suite 300 Clearwater, FL 33759

PRINCE GEORGE'S COUNTY, MARYLAND
County Administration Building Upper Marlboro, MD 20772

SERVE:

STEPHANIE ANDERSON, COUNTY ATTORNEY
County Administration Bldg., 5th Floor
Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the THIRD ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 11-11572

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

Tax Account Number 03-0195438: Tax Map 83, Grid F1, Block C, Lot 60, in the subdivision known as "Plat 6, Village of Oak Grove", as per Plat Book NCP 122 at Plat 43, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 10,942 sq. ft., assessed to N R L L EAST, LLC, per Deed recorded in Liber 29370 at Folio 395. \$1,603.00 was paid to the Collector at the time of sale.

This property is encumbered by Deed of Trust.

1) A title report on the subject property evidences that the property is subject to a Deed of Trust securing NRLL EAST, LLC, (Transcontinental Title Company, Inc. as Trustee), in the principal sum of \$66,330; said Deed of Trust dated 8/26/07 and recorded 2/20/08 in the Land Records of Prince George's County, Liber 29370 at Folio 398.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101312 (5-19.5-26.6-2)

LEGALS

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
9860 Washington Blvd. North Laurel, MD 20723-1930

Plaintiff

v.

CARSON F. WHITAKER
13545 Youngwood Turn Bowie, MD 20715

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

**1213 VAN BUREN DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Beverly J. Bess, dated January 29, 1999 and recorded in Liber 12950, Folio 278 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$118,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 24, 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 \$10,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

101192 (5-5,5-12,5-19)

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

1015 Centennial Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Sherri Jackson, dated April 18, 2003, and recorded in Liber 17314 at folio 164 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

**MAY 31, 2011
AT 12:00 NOON**

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

LOT NUMBERED SEVENTY-FIVE (75) IN THE SUBDIVISION KNOWN AS "FRIENDLY HILLS" AS PER PLAT THEREOF RECORDED AMONG THE PLAT RECORDED OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK BB9 AT FOLIO 1. PART OF LOT SEVENTY-SEVEN (77), FRIENDLY HILLS SUBDIVISION, PISCATAWAY DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND, SAID PART OF LOT SEVENTY-SEVEN (77).

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**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

101232 (5-12,5-19,5-26)

LEGALS

LAW OFFICES
MEYERS, RODBELL & ROSENBAUM, P.A.
Berkshire Building - Suite 400
6801 Kenilworth Avenue
Riverdale, Maryland 20737
(301) 699-5800

SUBSTITUTE TRUSTEE'S SALE

**Valuable improved real estate located in
Prince George's County, Maryland known as
4103 Baltimore Avenue, Bladensburg, Maryland 20710.**

By virtue of the power and authority contained in a Deed of Trust from GAYLE PROPERTY VENTURES, L.L.C., a Maryland limited liability company, to William J. Monacelli or Jonathan I. Feldman, trustees for the benefit of Eastern Savings Bank, FSB, dated September 1, 2004, and recorded May 24, 2005 securing \$775,000.00, and recorded among the land records of Prince Georges County, Maryland in Liber 22105, folio 144 and re-recorded at Liber 28115 at Folio 638, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Trustee will sell at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Duval Wing Entrance, Upper Marlboro, Maryland on

JUNE 1, 2011 AT 1:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust and as follows:

BEGINNING for the same at a point in the easterly right-of-way line of Baltimore Avenue said point also marking the common corner between Banville land and Lot 13 of the Town of Bladensburg and running thence, North 87° 12' 30" East, 283.22 feet to a point in the westerly right of way line of 46th Street and running thence along the said street South 04° 08' 30" East, 70.00 feet to a point; thence leaving the said street South 87° 12' 30" West, 114.00 feet to a point; thence, South 04° 08' 30" East, 130.00 feet to a point thence, North 87° 12' 30" East, 114.00 feet to a point and running thence along the aforesaid westerly right of way line of 46th Street South 04° 08' 30" East, 50.94 feet to a point, and running thence along the northerly line of a 15 foot alley South 87° 12' 30" West, 281.66 feet to a point, and running thence 28.98 feet along the arc of a curve deflecting to the right having a radius of 294.00 feet and long chord bearing and distance of North 19° 25' 03" West, 28.98 feet to a point; thence, North 02° 34' 36" West, 223.12 feet to the point of beginning; containing 56,985 square feet or 1.3082 acres, as per description of W.L. Meekins, Inc., dated April 28, 1989. Assessed as Lots 1 and 2 in Frank Mace's subdivision of parts of original lots 13 and 17, Bladensburg, and Part of Lots 13, equaling 19,000 square feet; center 14 feet of Lot 13 equaling 2,423 square feet and Part of Lot 13 (38 feet on Baltimore Avenue) equaling 38 square feet; and Lot 14 saving and excepting portion on Ross Street (46th Street) equaling 31,100 square feet, all on unrecorded plat of Bladensburg.

The property is improved by a commercial building of approximately 16,130± square feet (hereinafter referred to as "Mortgaged Property").

CONDITIONS OF SALE

1. The Mortgaged Property will be sold and conveyed subject to all matters of record, including without limitation, applicable easements, rights of way, covenants, conditions and restrictions, and environmental and other conditions and all applicable federal, state, local laws, ordinances, and regulations affecting the Mortgaged Property.

2. The Mortgaged Property will be sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition, without recourse, representation or warranty. Neither the Trustee nor the noteholder, or their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, either express or implied, with respect to the Mortgaged Property, including, without limitation, the description, use, construction, physical condition, habitability, zoning, environmental condition, fitness for a particular purpose or merchantability of all or any part of the Mortgaged Property.

3. The Mortgaged Property is sold subject to all rights of tenants in the property, if any, and the Selling Parties shall not be required to deliver possession of the Mortgaged Property free and clear of any such tenancy at settlement.

TERMS OF SALE

A deposit of \$50,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Trustee, her successors or assigns, time being of the essence. Conveyance shall be by Trustee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Rodbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of twelve and one-half percent (12.5%) per annum. The Trustee reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, water rents, sewer rents, rental income, if any, and all other public charges payable on an annual, semiannual, or quarterly basis shall be as of the date of sale and assumed thereafter by the purchaser. If Purchaser fails to settle within ten days of ratification, Purchaser agrees to pay attorneys' fees in the amount of \$750.00, plus costs, if the Trustee has moved to resell the property. 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 the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Trustee may then resell the property at the risk and cost the defaulting purchaser.

If the Trustee cannot deliver marketable title, subject to tenancies and the rights of parties in possession, to the purchaser(s), the sole remedy of purchaser(s) in law or equity shall be limited to the return of the purchaser(s)' deposit. Purchaser agrees to pay \$295.00 at settlement to the Seller's attorney for review of the settlement documents and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

Robert H. Rosenbaum
Substitute Trustee

101264 (5-12,5-19,5-26)

NOTICE

IN THE MATTER OF:
FOREST BEATTY

FOR THE CHANGE OF
NAME TO:
FOREST KELLY

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-11104**

A Petition has been filed to change the name of Forest Beatty to Forest Kelly.

The latest day by which an objection to the Petition may be filed is June 10, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
101294 (5-19)

NOTICE

IN THE MATTER OF:
FATOUmata BINTA DIALLO

FOR THE CHANGE OF
NAME TO:
BINTA DIALLO

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-10728**

A Petition has been filed to change the name of Fatoumata Binta Diallo to Binta Diallo.

The latest day by which an objection to the Petition may be filed is June 10, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
101291 (5-19)

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

**5113 KENESAW STREET
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Jose Pedro Ochoa, dated April 21, 2006 and recorded in Liber 25119, Folio 658 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 7, 2011 AT 11:00 AM.**

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

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

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

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

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

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

101275 (5-19,5-26,6-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8505 86TH COURT
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Sean M. Graham, dated October 29, 2007 and recorded in Liber 29481, Folio 465 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$312,000.00, and an original interest rate of 6.875%, 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 **MAY 24, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101194 (5-5,5-12,5-19)

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

**5626 WESTGATE ROAD
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Andres Ferman and Angela Ferman, dated December 19, 2007 and recorded in Liber 29219, Folio 263 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$342,000.00, 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 7, 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 \$37,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101274 (5-19-5-26,6-2)

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

**5104 DUEL PLACE
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Charmaine L. Mitchell, dated November 10, 2005 and recorded in Liber 23864, Folio 543 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$165,378.79, and an original interest rate of 6.090%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 24, 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 \$18,000.00 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

101187 (5-5-5-12,5-19)

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

**1836 METZEROTT ROAD UNIT #1108
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Carmelita Lloyd and William Willis, dated April 11, 2007 and recorded in Liber 27624, Folio 460 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$183,500.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 24, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$20,000.00 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

101188 (5-5-5-12,5-19)

The Prince George's Post

Call 301-627-0900

or

Fax 301-627-6260

Have a Very Safe Weekend

And Remember,

Don't Drink and Drive!

LEGALS

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.

Sri Wahyuni Obasiolu
8119 Allendale Drive
Hyattsville, MD 20785
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-07275**

Notice is hereby given this 29th day of April, 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 31st day of May, 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 31st day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$78,305.91. The property sold herein is known as 8119 Allendale Drive, Hyattsville, MD 20785.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101223 (5-5-5-12,5-19)

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 May 30th, 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# 5273 2000 VOLVO K8
VIN# 4V4ND3TL7Y2N235645
MARYLAND TRACTOR & TRAILER SVC INC
4615 HOLLINS FERRY RD
BALTIMORE
LOT# 5356B 1976 ALUM CRUISER
MARINETTE 37FT
MD# 0420BC
BALTIMORE YACHT BASIN
2600 INSUALTOR DR
BALTIMORE

LOT# 5357B 1984 CHRISCRAFT
28FT 11IN
MD# 6397AW
BALTIMORE YACHT BASIN
2600 INSUALTOR DR
BALTIMORE

LOT# 5359B 1996 CRUISERS
ROGUE 2670 26FT
MD# 5260CD
SUNSET HARBOR MARINA
1651 BROWNS RD
ESSEX

LOT# 5443 1984 OLDSMOBILE 98
VIN# 1G3AM69Y1ER363124
SALT HOUSE CORP T/A TWIN-BROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE

LOT# 5446 2001 MAZDA 626
VIN# 1YVGF22C515251109
GLENMONT SUNCOCO
12321 GEORGIA AVE
SILVER SPRING

LOT# 5466 2005 MERCURY
Mountaineer-V6
VIN# 4M2DU86WX5UJ12539
BALTIMORE AUTOMOTIVE
REPAIR ACADEMY
5000 WABASH AVE SUITE C
BALTIMORE

LOT# 5467 1992 BMW 535
VIN# WBAHD1318NBF12697
GEORGE'S IMPORTS INC
401 S CAMP MEAD RD
LINTHICUM

LOT# 5468 2004 CHEVROLET
Malibu-V6
VIN# 1G1ZU548X4F189681
RL TUCKER
12070 HALL SHOP ROAD
CLARKSVILLE

LOT# 5470 2002 CADILLAC
Deville-V8
VIN# 1G6KE57Y12U143086
JOEVIC AUTO SERVICE
3540 FEDERAL ST
BALTIMORE

LOT# 5472 1975 PONTIAC GRAN
PRIX
VIN# 2K57S5A140782
BEST CAR DEPO
516 N CRAIN HWY
GLEN BURNIE

LOT# 5473 2001 NISSAN
Pathfinder-V6
VIN# JN8DR07Y31W501356
IN & OUT AUTOBODY
1074 TAFT ST

ROCKVILLE

LOT# 5475 2004 FORD TRUCK
F250
VIN# 1FTNF21P94EC33511
HILLS AUTO REPAIR
22829 COLTON POINT RD
BUSHWOOD

LOT# 5477 2000 JAGUAR S-Type
VIN# SAJDA01C4YFL54993
B & K AUTOBODY & PAINT
SHOP
4101 REISTERSTOWN RD
BALTIMORE

TERMS OF SALE: CASH PUBLIC SALE

The Auctioneer reserves the right to post a Minimum Bid

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

101263 (5-12,5-19)

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

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

Case No: CAE 11-08995

ORDER OF PUBLICATION

This is to give notice that on the 31st day of March, 2011, a Petition for Guardianship of a Minor Child, ADRIANNA NICOLE MORRELL, was filed in the Circuit Court for Prince George's County, Maryland, by PATRICIA JENKINS, Petitioner, against RHONDALYN MORRELL, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, RHONDALYN L. MORRELL, 3413 Dodge Park Road, Apt. 302, Landover, Maryland 20785, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-08995, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 10th day of 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 10th 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 15th day of June, 2011, why the relief requested should not be granted.

MARILYNN M. BLAND
CLERK

101277 (5-19,5-26,6-2)

Benjamin J. Woolery, Esquire
5303 West Court Drive
Upper Marlboro, Maryland 20772
301-262-3600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KEVIN CEPHAS WHITLEY

Notice is given that Deon Whitley, whose address is 1810 29th Street SE, Apt. 104, Washington, DC 20020 was on April 26, 2011 appointed personal representative of the estate of Kevin Cephas Whitley who died February 14, 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 26th day of October, 2011.

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

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

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

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

DEON WHITLEY
Personal Representative

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

Estate No. 87251
101278 (5-19,5-26,6-2)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORIS E WATKINS

Notice is given that Elwood E. Watkins, whose address is 112 Emilys Pintail Drive, Bridgeville, DE 19933 was on May 5, 2011 appointed personal representative of the estate of Doris E. Watkins who died on April 18, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of November, 2011.

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

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

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

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

ELWOOD E WATKINS
Personal Representative

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

Estate No.87470
101281 (5-19,5-26,6-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GLADYS K COLLIER

Notice is given that Rita Howard, whose address is 15400 Sterling Drive, Rockville, MD 20850 was on May 10, 2011 appointed personal representative of the estate of Gladys K. Collier who died on November 25, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of November, 2011.

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

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

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

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

RITA HOWARD
Personal Representative

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

Estate No.87347
101280 (5-19,5-26,6-2)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

vs.
Angela Hughes
Defendant

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

Civil No. CAE 10-35171

ORDERED, this 13th day of May, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15825 Mill Brook Lane, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of 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 13th day of June, 2011, next.

The report states the amount of sale to be \$196,495.19.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101322 (5-19,5-26,6-2)

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND
A Body Corporate and Politic
County Administration Building
14741 Gov. Oden Bowie Drive
Upper Marlboro, MD 20772

Plaintiff

v.

NAOMI ASSOCIATES
A Maryland General Partnership
c/o Hillel Abrams, Esq.
15005 Emory Lane
Rockville, MD 20853-1653

and any and all persons that have or claim to have any interest in the properties described as:

18-2001725 Lot 4, Blk. H, in the subdivision known as North Fairmont Heights, as per plat recorded in Plat Book BDS 1 at plat 91 in the land records of Prince George's County, 2,755 sq. ft., on H St.; and

18-2056455 Lots 1, 2 and 3, Blk. 41, in the subdivision known as Greater Capitol Heights, as per plat recorded in Plat Book BDS 1 at plats 60-65 in the aforesaid records, 5,233 sq. ft., on Rally Ave.,

said items being part of the property described in a deed recorded in the aforesaid records at Liber 10490, folio 139;

said property being in the 18th Election District and assessed to Naomi Associates,

Defendant

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

CAE 11-11234

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

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

It is thereupon this 9th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 12th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101299 (5-19,5-26,6-2)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

vs.
Linda Yates
Defendant

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

Civil No. CAE 10-35170

ORDERED, this 2nd day of May, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3504 Dixon Street, Temple Hills, MD 20748 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd 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 2nd day of June, 2011, next.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101226 (5-5,5-12,5-19)

NOTICE

IN THE MATTER OF:
EVETTE DAVIS COLLINS

FOR THE CHANGE OF NAME TO:
DYMOND JEWEL COLLINS

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

Case No. CAE 11-09832

A Petition has been filed to change the name of Evette Davis Collins to Dymond Jewel Collins.

The latest day by which an objection to the Petition may be filed is June 10, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101295 (5-19)

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.

Elizabeth A. Pinkard-Adams
9700 Golden Eagle Court
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-18052**

Notice is hereby given this 29th day of April, 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 31st day of May, 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 31st day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$323,606.87. The property sold herein is known as 9700 Golden Eagle Court, Upper Marlboro, MD 20772.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101225 (5-5-5-12,5-19)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

vs.
Jodi Murphy Butler
Defendant

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

Civil No. CAE 10-13609

ORDERED, this 27th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7729 Normandy Road, Hyattsville, Maryland, 20785 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 May, 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 May, 2011, next.

The report states the amount of sale to be \$186,563.40.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101208 (5-5-5-12,5-19)

NOTICE

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

Substitute Trustees

vs.
JAMES M. WRIGHT
8112 STEVE DRIVE
FORESTVILLE, MD 20747

and

SANDRA WRIGHT
8112 STEVE DRIVE
FORESTVILLE, MD 20747

Defendants

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

Case No. CAE 10-40212

Notice is hereby given this 5th day of May, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8112 Steve Drive, Forestville, MD 20747, 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 6th 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 6th day of June, 2011, next.

The Report of Sale states the amount of sale to be One Hundred Twenty Seven Thousand and 00/100 Dollars (\$127,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101247 (5-12,5-19,5-26)

NOTICE

IN THE MATTER OF:
NYA SABRINA MITCHELL

FOR THE CHANGE OF NAME TO:
NYA SABRINA MITCHELL-JAMES

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

Case No. CAE 11-09312

A Petition has been filed to change the name of Nya Sabrina Mitchell to Nya Sabrina Mitchell-James.

The latest day by which an objection to the Petition may be filed is June 10, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101284 (5-19)

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.

Roger L. Gaines
a/k/a Roger L. Gains
10602 G

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
5430 85th Avenue, #202, Hyattsville, MD 20784**

By virtue of the power and authority contained in a Deed of Trust from JOEL JOHNSON, dated October 4, 2001 and recorded in Liber 15086 at Folio 729 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, Maryland on

**TUESDAY, MAY 24, 2011
AT 3:00 P.M.**

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

Condominium Unit Number 5430-202 in the Subdivision known as "Carrollan Gardens, a Condominium", as per plats recorded in Condominium Building Plat Book thereof in Plat Books NCP 112, at Plats 59 through 68 and as established pursuant to Declaration of Condominium recorded in Lliber 5810, at Folio 99, among the land records of Prince George's County, Maryland.

Said property is improved by a dwelling and is sold in "as is condition."

TERMS OF SALE: A deposit of \$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 7.00% 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**

101229 (5-5-5-12,5-19)

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
7315 Calder Drive, Capitol Heights, MD 20743-3419**

By virtue of the power and authority contained in a Deed of Trust from VENUS FRANKLIN BUGGIE, dated July 28, 2000 and recorded in Liber 13971 at Folio 250 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, MAY 24, 2011
AT 3:10 P.M.**

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

LOT NUMBERED FIFTY-THREE (53) IN BLOCK LETTERED "AA" IN THE SUBDIVISION KNOWN AS "MILLWOOD TOWNE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 66 AT PLAT 1, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 7315 CALDER DRIVE CAPITOL HEIGHTS, MD 20748.

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 5.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the pur-

LEGALS

chaser 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**

101228 (5-5-5-12,5-19)

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
4908 Holly Spring Street, Suitland, MD 20746-1034**

By virtue of the power and authority contained in a Deed of Trust from TONY C. LIPSCOMBE and DORIAN LIPSCOMBE, dated February 8, 2008 and recorded in Liber 29368 at Folio 643 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, MAY 24, 2011
AT 3:15 P.M.**

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

BEING KNOWN AND DESIGNATED AS SOUTHEAST 131 5X20 FEET OF LOT 32 AND LOT 33 EXCEPT NORTH 50X20 FEET, BLOCK 27, TAX MAP 080, GRID R-1 IN THE SUBDIVISION OF DUPONT HEIGHTS IN THE 6TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND.

Said property is improved by a dwelling and is sold in "as is condition."

TERMS OF SALE: A deposit of \$17,000.00 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 5.00% 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**

101227 (5-5-5-12,5-19)

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 511
WILSON BRIDGE DRIVE, #A-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. Katie E. Barino, et al., Case No: CAE 10-14123, 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:

MAY 31, 2011 AT 2:30 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,

LEGALS

Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 555 Wilson Bridge Drive, #A-1, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit Numbered 6710/A-1 in Building Numbered (8), in the subdivision known as "WILSON BRIDGE CONDOMINIUM", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 82 at plat 12.

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

Together with an undivided percentage interest in the common elements, common expenses and common profits of the Condominium Regime as is appurtenant to said unit according to the provisions of the previously recorded Declaration and Bylaws as well as any and all recorded Amendments thereto.

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 Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00), 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

101233 (5-12,5-19,5-26)

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
S11-060	Printing Services "EXTENDED"	Pre-bid Conference: Occurred Closing: 6/1/11 at 3:00 p.m.	\$5.50
S11-092	Request for Qualifications – Children's Attorney	Pre-Bid Conference: 5/31/11 @ 10:00 a.m. Closes: 6/9/11 @ 3:00 p.m.	\$5.50
S11-093	Request for Qualifications – Pro Se Orientation	Pre-Bid Conference: 5/31/11 @ 11:00 a.m. Closes: 6/10/11 @ 3:00 p.m.	\$5.50
OCS 09-0002	Blower Flare Station Expansion at Brown Station Road Landfill	Pre-Proposal Conference: 6/2/11 @ 10:00 a.m. Closes: 6/23/11 @ 3:00 p.m.	\$55.00
S11-030	County Office Recyclable Material Collection	Pre-Bid Conference: 6/2/11 @ 2:00 p.m. Opens: 6/22/11 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

Bidding documents containing instructions to bidders and specifications (**excluding construction documents**) may be **reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov**. 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

101302 (5-19)

PRINCE GEORGE'S POST NEWSPAPER

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

LEGALS

LEGALS

LEGALS

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
 9860 Washington Blvd. North Laurel, MD 20723
 Plaintiff
 v.
 FINANCIAL DIVERSIFIED SERVICES, INC.
 Morris Vickers
 P.O. Box 549
 Arnold, MD 21012-0549

PRINCE GEORGE'S COUNTY MARYLAND
 County Administration Building
 Upper Marlboro, MD 20772

SERVE:
 STEPHANIE ANDERSON, COUNTY ATTORNEY
 County Administration Bldg.,
 5th Floor
 Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the FIFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants
In the Circuit Court for Prince George's County, Maryland
CAE 11-11580

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

Tax Account Number 05-0309005: Tax Map 142, Grid B1, Lot 35, in the subdivision known as "Section 1-A Piscataway Estates", as per Plat Book VJ 159 at Plat 53, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 45,756 sq. ft., assessed to FINANCIAL DIVERSIFIED SERVICE, INC., per Deed recorded in Liber 9378 at Folio 557. \$9,153.05 was paid to the Collector at the time of the sale.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101326 (5-19,5-26,6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
 9860 Washington Blvd. North Laurel, MD 20723-1930
 Plaintiff
 v.

5000 MARLBORO PIKE CORPORATION
 d/b/a Senate Inn Liquors and d/b/a 5000 Marlboro Pike License, Inc.
 2974 Thompson Park Lane Fairfax, VA 22031

STEVEN J. SMITS, Trustee
 10480 Little Patuxent Parkway, Suite 400
 Columbia, MD 21044

K. LEE RILEY, JR., Trustee
 10480 Little Patuxent Parkway, Suite 400
 Columbia, MD 21044

PNC BANK, NATIONAL ASSOCIATION
 10480 Little Patuxent Parkway, Suite 400
 Columbia, MD 21044

SIDNEY S. FRIEDMAN, Substitute Trustees
 JEFFREY M. LIPPMAN, Substitute Trustees
 10480 Little Patuxent Parkway, Suite 400
 Columbia, MD 21044

PRINCE GEORGE'S COUNTY, MARYLAND
 County Administration Building
 Upper Marlboro, MD 20772

SERVE:
 STEPHANIE ANDERSON, COUNTY ATTORNEY
 County Administration Bldg.,
 5th Floor
 Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the EIGHTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants
In the Circuit Court for Prince George's County, Maryland
CAE 11-11583

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

George's County to the Plaintiff in this proceeding.

Tax Account Number 18-2083871: Tax Map 72, Grid E4, Parcel 13, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 25,064 sq. ft. & Imps., assessed to 5000 MARLBORO PIKE CORPORATION, per Deed recorded in Liber 21322 at Folio 202. \$9,155.02 was paid to the Collector at the time of sale.

This property is encumbered by Deed of Trust.

1) A title report on the subject property evidences that the property is subject to a Deed of Trust securing PNC Bank, National Association, (Steven J. Smits, and K. Lee Riley, Jr. as Trustees and Sidney S. Friedman and Jeffery M. Lippman as Substitute Trustees), in the principal sum of \$1,600,000; said Deed of Trust dated 12/29/03 and recorded 2/4/05 in the Land Records of Prince George's County, Liber 23873 at Folio 156.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 12th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101328 (5-19,5-26,6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
 9860 Washington Blvd. North Laurel, MD 20723-1930
 Plaintiff

v.

SHONAR BANGLA, INC., a Delaware Corporation
 7803 Belle Pointe Drive Greenbelt, MD 20770

SHONAR BANGLA, INC., a Delaware Corporation
 7751 Belle Pointe Drive Greenbelt, MD 20770

UNITED TITLE SERVICES, INC.
 902 Eldon Street
 Alexandria, VA 22302

EUGENE VANDROVEC
ALICIA VANDROVEC
 902 Eldon Street
 Alexandria, VA 22302

GEORGE H. RAGLAND, JR., Trustee
 609 Park Avenue
 Falls Church, VA 22046

DAVID P. SUMMERS, Trustee
 107 Free Court
 Sterling, VA 20164

COMMUNITY BANK OF NORTHERN VA
 107 Free Court
 P.O. Box 27
 Sterling, VA 20164

PRINCE GEORGE'S COUNTY, MARYLAND
 County Administration Building
 Upper Marlboro, MD 20772

SERVE:
 STEPHANIE ANDERSON, COUNTY ATTORNEY
 County Administration Bldg.,
 5th Floor
 Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the TWENTY FIRST ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants
In the Circuit Court for Prince George's County, Maryland
CAE 11-11576

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

Tax Account Number 31-3321593: Tax Map 26, Grid D4, in the Condominium known as "Phase 8, Belle Point Office Park Condominium", as per Plat Book VJ 190 at Plats 21-23, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 26,804 sq. ft., assessed to SHONAR BANGLA INC., per Deed recorded in Liber 11515 at Folio 676. \$4,291.20 was paid to the Collector at the time of sale.

This property is encumbered by two Deeds of Trust.

1) A title report on the subject property evidences that the property is subject to a Deed of Trust securing Eugene and Alicia Vandrovec, (United Title Services, as Trustee), in the principal sum of \$100,000; said Deed of Trust dated 6/5/98 and recorded 2/12/99 in the Land Records of Prince George's County, Liber 12835 at Folio 68.
 2) And also, the property is sub-

ject to a Deed of Trust securing Community Bank of Northern VA, (George H. Ragland, Jr. and David P. Summers as Trustee), in the principal sum of \$400,000; said Deed of Trust dated 9/3/99 and recorded 9/30/99 in the Land Records of Prince George's County, Liber 13386 at Folio 311.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101316 (5-19,5-26,6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
 9860 Washington Blvd. North Laurel, MD 20723-1930
 Plaintiff

v.

MEXICAN GROUP INVESTMENTS, LLC
 7106 Lois Lane
 Lanham, MD 20706

FELIX NELSON AYALA, Registered Agent
 4109 Debenham Court
 Rockville, MD 20853

JOSEPH KING, Trustee
 NORMAN B. KING, Trustee
 8905 Fairview Road, Suite 501
 Silver Spring, MD 20910

THEODORE I. GROSSMAN
 6250 Chillum Place, N.W.
 Washington, DC 20011

PRINCE GEORGE'S COUNTY, MARYLAND
 County Administration Building
 Upper Marlboro, MD 20772

SERVE:
 STEPHANIE ANDERSON, COUNTY ATTORNEY
 County Administration Bldg.,
 5th Floor
 Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the NINETEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants
In the Circuit Court for Prince George's County, Maryland
CAE 11-11574

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

Tax Account Number 19-2164424: Tax Map 42, Grid E4, North Part of Lot 7, 102 Feet, Block B, in the subdivision known as "Walter R. Wilsons Subdivision No 2 East Riverdale", as per Plat Book A at Plat 45, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 13,840 sq. ft., assessed to MEXICAN GROUP INVESTMENTS, LLC, per Deed recorded in Liber 14263 at Folio 119. \$2,625.55 was paid to the Collector at the time of sale.

This property is encumbered by Deed of Trust.

1) A title report on the subject property evidences that the property is subject to a Deed of Trust securing Theodore I. Grossman, (Joseph King and Theodore I. Grossman as Trustee), in the principal sum of \$223,600; said Deed of Trust dated 12/13/00 and recorded 12/19/00 in the Land Records of Prince George's County, Liber 14263 at Folio 122.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101314 (5-19,5-26,6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
 9860 Washington Blvd. North Laurel, MD 20723-1930
 Plaintiff

v.

ENZO TANNOZINI
 606 Winhall Way
 Silver Spring, MD 20904

JOSEPH ARTINO, JR.
 606 Winhall Way
 Silver Spring, MD 20904

HILDRED ARTINO
 606 Winhall Way
 Silver Spring, MD 20904

TONY LAGANA
 606 Winhall Way
 Silver Spring, MD 20904

WINIFRED LAGANA
 606 Winhall Way
 Silver Spring, MD 20904

PRINCE GEORGE'S COUNTY, MARYLAND
 County Administration Building
 Upper Marlboro, MD 20772

SERVE:

STEPHANIE ANDERSON, COUNTY ATTORNEY
 County Administration Bldg.,
 5th Floor
 Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the FIFTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants
In the Circuit Court for Prince George's County, Maryland
CAE 11-11577

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

Tax Account Number 15-1784230: Tax Map 82, Grid E3, Lot 1, in the subdivision known as "Section 4, Little Washington", as per Plat Book WWW 17 at Plat 56, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 24,075 sq. ft., assessed to TANNOZINI, ENZO & LOUISE ET AL, per Deed recorded in Liber 3680 at Folio 643. \$8,569.24 was paid to the Collector at the time of sale.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101317 (5-19,5-26,6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
 9860 Washington Blvd. North Laurel, MD 20723-1930
 Plaintiff

v.

JAMES T. MURPHY
 616 S Fayette Street
 Alexandria, VA 22314-3904

TRSTE, INC.
 10 South Jefferson Street
 Roanoke, VA 24011

FIRST UNION NATIONAL BANK OF VIRGINIA
 201 S. Jefferson Street
 Roanoke, VA 24011

WACHOVIA BANK, NATIONAL ASSOCIATION
 10 South Jefferson Street
 Roanoke, VA 24011

PRINCE GEORGE'S COUNTY, MARYLAND
 County Administration Building
 Upper Marlboro, MD 20772

SERVE:
 STEPHANIE ANDERSON, COUNTY ATTORNEY
 County Administration Bldg.,
 5th Floor
 Upper Marlboro, MD 20772

and

and any and all persons that have or claim to have an interest in the properties situate, lying and being in the SIXTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants
In the Circuit Court for Prince George's County, Maryland
CAE 11-11575

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing

property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 06-0440610: Tax Map 97, Grid C1, Block B, Lot 16, in the subdivision known as "Marlow Heights Industrial Center", as per Plat Book WWW 72 at Plat 11, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 30,000 sq. ft., assessed to JAMES T. MURPHY, per Deed recorded in Liber 5453 at Folio 558. \$1,786.25 was paid to the Collector at the time of sale.

This property is encumbered by two Deeds of Trust.

1) A title report on the subject property evidences that the property is subject to a Deed of Trust securing First Union National Bank of Virginia, (TRSTE, Inc. as Trustee), in the principal sum of \$600,000; said Deed of Trust dated 7/24/97 and recorded 7/26/97 in the Land Records of Prince George's County, Liber 11563 at Folio 27.

2) And also, the property is subject to a Deed of Trust securing Wachovia Bank, (TRSTE, Inc. as Trustee), in the principal sum of \$100,000; said Deed of Trust dated 2/21/06 and recorded 2/22/06 in the Land Records of Prince George's County, Liber 24368 at Folio 336.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101315 (5-19,5-26,6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
 9860 Washington Blvd. North Laurel, MD 20723-1930
 Plaintiff

v.

BRADLEY P. SLIGH
 4406 Westbrook Lane
 Kensington, MD 20895-4135

PRINCE GEORGE'S COUNTY MARYLAND
 County Administration Building
 Upper Marlboro, MD 20772

SERVE:
 STEPHANIE ANDERSON, COUNTY ATTORNEY
 County Administration Bldg.,
 5th Floor
 Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the TWELFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants
In the Circuit Court for Prince George's County, Maryland
CAE 11-11578

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

Tax Account Number 12-1309541: Tax Map 97, Grid B3, Parcel A, in the subdivision known as "Pope's Addition to Temple Hills", as per Plat Book WWW 80 at Plat 88, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 2,3320 acres, assessed to BRADLEY P. SLIGH, per Deed recorded in Liber 30360 at Folio 332. \$1,199.70 was paid to the Collector at the time of sale.

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

It is thereupon this 10th 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 3rd day of June, 2011, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Marilynn M. Bland, Clerk
 101318 (5-19,5-26,6-2)

ORDER OF PUBLICATION

MARYLAND REAL ESTATE INVESTORS, LLC
 9860 Washington Blvd. North Laurel, MD 20723-1930
 Plaintiff

vs.

PERSONAL TOUCH INVESTMENTS, INC.
 7604 South Osborne Road
 Upper Marlboro, MD 20772-4242

BYRON L. HUFFMAN, Trustee
 B. SEAN RADIN, Trustee
 5550 Sterrett Place, Suite 204
 Columbia, MD 21044

GRANITE FINANCE, LLC
 15480 Annapolis Road, Suite 202
 Bowie, MD 20715

PRINCE GEORGE'S COUNTY MARYLAND
 County Administration Building
 Upper Marlboro, MD 20772

SERVE:
 STEPHANIE ANDERSON, COUNTY ATTORNEY
 County Administration Bldg.,
 5th Floor
 Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the FIFTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendants
In the Circuit Court for Prince George's County, Maryland
CAE 11-11573

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

Tax Account Number 15-1778018: Tax Map 109, Grid E3, Parcel 33, thereof recorded among the Land Records of Prince George's County

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
3200 31st Avenue, Temple Hills, Maryland 20748**

By virtue of the power and authority contained in a Deed of Trust from Kimberly A Edelin, dated September 29, 2006, and recorded in Liber 26308 at folio 446 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

**MAY 31, 2011
AT 12:03 PM**

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

LOT NUMBERED ELEVEN (11), IN BLOCK NUMBERED TWELVE (12), IN THE SUBDIVISION KNOWN AS "HILLCREST GARDENS."

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 \$26,000.00 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

101262 (5-12.5-19.5-26)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JACQUELINE A. ROBINSON
Estate No.: 50701

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by AARON D. NEAL for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **JUNE 7, 2011 at 9:30 AM.**

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

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

101266 (5-12,5-19)

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:

**MAY 20, 2011
AT 10:00 A.M.**

1998 CADILLAC
VIN#: 1G6KY5496XU922897
C. K. Auto Service, Upper Marlboro, MD

1996 DODGE
VIN #: 2B4FP2534TR701281
Shawn Brown, Baltimore, MD

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

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

101272 (5-12,5-19)

NOTICE

IN THE MATTER OF:
ANGELA OTOPABEA AKYEA-VALENTIN

FOR THE CHANGE OF NAME TO:
ANGELA OTOPABEA AKYEA

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-10077

A Petition has been filed to change the name of Angela Otopabea Akyea-Valentin to Angela Otopabea Akyea.

The latest day by which an objection to the Petition may be filed is June 10, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101285 (5-19)

NOTICE

IN THE MATTER OF:
MARIA DOLORES MARTINEZ BONILLA GONZALEZ

FOR THE CHANGE OF NAME TO:
MARIA DOLORES GONZALEZ

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-10238

A Petition has been filed to change the name of Maria Dolores Martinez Bonilla Gonzalez to Maria Dolores Gonzalez.

The latest day by which an objection to the Petition may be filed is June 10, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101288 (5-19)

NOTICE

IN THE MATTER OF:
MARIA DOLORES MARTINEZ BONILLA GONZALEZ

FOR THE CHANGE OF NAME TO:
MARIA DOLORES GONZALEZ

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-10238

A Petition has been filed to change the name of Maria Dolores Martinez Bonilla Gonzalez to Maria Dolores Gonzalez.

The latest day by which an objection to the Petition may be filed is June 10, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101288 (5-19)

LEGALS

Alfred J. Szczerbicki
28 Allegheny Avenue
The Penthouse Ste. 500
Towson, MD 21204
410-337-8068

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BENJAMIN WILLIAM SVRJCEK JR

Notice is given that Alfred J. Szczerbicki, whose address is 28 Allegheny Avenue, The Penthouse Suite 500, Towson, MD 21204 was on February 17, 2011 appointed personal representative of the estate of Benjamin William Svrjcek Jr who died on August 13, 2009 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.

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

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

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

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

ALFRED J SZCZERBICKI
Personal Representative

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

Estate No. 83188
101244 (5-12.5-19.5-26)

NOTICE

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

Substitute Trustees

vs.

REGINA A. WASHINGTON
4001 27th Avenue
Temple Hills, MD 20748-1603

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-32765

Notice is hereby given this 9th day of May, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4001 27th Avenue, Temple Hills, MD 20748-1603, 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 9th 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 9th day of June, 2011, next.

The Report of Sale states the amount of sale to be One Hundred Fifty Three Thousand, Six Hundred and 00/100 Dollars (\$153,600.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101267 (5-12,5-19,5-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
REGINALD W. SHELBY

Notice is given that Pastora Checa-Martinez, whose address is 10905 Streamview Court, Fort Washington, MD 20744 was on April 28, 2011 appointed personal representative of the estate of Reginald W. Shelby, who died on April 7, 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 28th day of October, 2011.

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

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

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

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

PASTORA CHECA-MARTINEZ
Personal Representative

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

Estate No. 87291
101265 (5-12.5-19.5-26)

NOTICE

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

Substitute Trustees

vs.

BRENDA C. GRAYTON
6504 Columbia Terrace
Hyattsville, MD 20785

and

CURTIS M. HOLMES
6504 Columbia Terrace
Hyattsville, MD 20785

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-35489

Notice is hereby given this 10th day of May, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6504 Columbia Terrace, Hyattsville, MD 20785, 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 10th 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 10th day of June, 2011, next.

The Report of Sale states the amount of sale to be Fifty One Thousand and 00/100 Dollars (\$51,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101268 (5-12,5-19,5-26)

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

**800 SERO ESTATES DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Eugene Green and Patricia A. Green, dated March 21, 2009 and recorded in Liber 30611, Folio 333 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$594,841.00, 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 **MAY 31, 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 \$63,000.00 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

101235 (5-12,5-19,5-26)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11212 EMACK ROAD
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Leandro N. Marinho, dated December 15, 2006 and recorded in Liber 27008, Folio 140 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$408,000.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 31, 2011 AT 11:00 AM**

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

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

Terms of Sale: A deposit of \$45,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

101269 (5-12,5-19,5-26)

THE PRINCE GEORGE'S POST
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Have a Safe Weekend
Remember, Don't Drink Alcohol and Drive!

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

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

Under a power of sale contained in a certain Deed of Trust from Joan F. Lewis, dated January 22, 2007 and recorded in Liber 27315, Folio 243 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,000.00, and an original interest rate of 3.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 31, 2011 AT 11:00 AM**

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

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

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101271 (5-12-5-19,5-26)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12004 ISHTAR STREET
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Victoria Afriyie, Ernest K. Amankwah, Joseph Amankwah and Beatrice Amankwah f/k/a Beatrice Peprah, dated March 8, 2005 and recorded in Liber 021661, Folio 0633 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$460,000.00, and an original interest rate of 5.850%, 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 **MAY 24, 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 \$50,000.00 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

101216 (5-5-5-12,5-19)

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

**10910 GUNPOWDER DRIVE
FORT WASHINGTON, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Thomas L. Gillum III and Kimberly Gillum, dated July 10, 2006 and recorded in Liber 25745, Folio 532 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$520,000.00, and an original interest rate of 8.740%, 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 **MAY 31, 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 \$57,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101270 (5-12-5-19,5-26)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9016 WIPKEY COURT
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Muhombi B. Mukangu, dated May 26, 2006 and recorded in Liber 25411, Folio 734 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$535,200.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 24, 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 \$56,000.00 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

101196 (5-5-5-12,5-19)

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

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AT LIBER 26803 AND FOLIO 403.

By virtue of the power and authority contained in a Deed of Trust from Everett W Sharpe and Stacey Harkins, dated December 22, 2006, and recorded in Liber 26803 at folio 403 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 3, 2011
AT 12:00 NOON**

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

LOT 7, BLOCK F, IN THE SUBDIVISION KNOWN AS "MARYVALE".

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 \$56,000.00 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

101273 (5-19,5-26,6-2)

NOTICE

MARK G. LEVIN

and

MARILYN J. BRASIER

SUBSTITUTE TRUSTEES

vs.

DYNAMIC CORPORATION

and

EBENEZER A. ADEWUNMI

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-06967

Notice is hereby given this 13th day of May, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 5133 Lawrence Place, Hyattsville, Maryland 20781, which is the subject of these proceedings, made and reported by Mark G. Levin, Substitute Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of June, 2011; next, provided a copy of this Notice be inserted in the Prince George's Post, a newspaper, published in said County once in each of three (3) successive weeks before the 13th day of June, 2011; next.

The report of sale states the amount of sale to be Eight Hundred Thousand and 00/100 Dollars (\$800,000.00), subject to any prior liens, judgments and deeds of trust.

MARILYNN M BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M Bland, Clerk
101324 (5-19,5-26,6-2)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JOHN B. BADINI
Estate No.: 87311**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by JAMES J. LIPIANO for Judicial Probate of the will dated May 7, 2007 and the codicils dated August 23, 2010 and March 28, 2011 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **June 16, 2011 at 9:30 AM.** This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

101282 (5-19,5-26)

NOTICE

MARK G. LEVIN

and

MARILYN J. BRASIER

SUBSTITUTE TRUSTEES

vs.

EBENEZER A. ADEWUNMI

and

OLUYEMISI O. ADEWUNMI

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-06968

Notice is hereby given this 13th day of May, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 13500 Molly Berry Road, Brandywine, Maryland 20613, which is the subject of these proceedings, made and reported by Mark G. Levin, Substitute Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of June, 2011; next, provided a copy of this Notice be inserted in the Prince George's Post, a newspaper, published in said County once in each of three (3) successive weeks before the 13th day of June, 2011; next.

The report of sale states the amount of sale to be One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), subject to any prior liens, judgments and deeds of trust.

MARILYNN M BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M Bland, Clerk
101325 (5-19,5-26,6-2)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
BERLENA JACKSON
Estate No.: 87409**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ALFRED J. SZCZERBICKI for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **June 23, 2011 at 9:30 AM.** This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

101283 (5-19,5-26)

*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

**9330 WYATT DRIVE
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Timothy Ojuare and Abimbola Oladokun, dated August 10, 2006 and recorded in Liber 26036, Folio 557 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$287,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 7, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$29,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101276 (5-19,5-26,6-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8001 MANDAN ROAD, UNIT 203
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Regine Padilla, dated September 6, 2006 and recorded in Liber 26208, Folio 560, and re-recorded in Liber 31630, Folio 555 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 24, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$20,000.00 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

101202 (5-5,5-12,5-19)

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

**5900 CHOCTAW DRIVE
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Omar Castro, dated June 7, 2006 and recorded in Liber 26183, Folio 440 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$165,750.00, and an original interest rate of 9.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 24, 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

101230 (5-5,5-12,5-19)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6810 TREXLER ROAD
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Frank E. Hampton and Frankie D. Hampton, dated October 23, 2006 and recorded in Liber 26707, Folio 132, and re-recorded in Liber 31668, Folio 251 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$331,500.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 24, 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, Richard J. Rogers, and Ronald S. Deutsch, Substitute Trustees

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

101206 (5-5,5-12,5-19)

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

6302 Joe Klutsch Drive, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from PAULISHA L. LATTY, dated June 19, 2003 and recorded in Liber 17659 at Folio 160 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, MAY 24, 2011
AT 3:05 P.M.**

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

LOT NUMBERED TWENTY-THREE (23) IN THE SUBDIVISION KNOWN AS "PLAT ONE, BRINKLEY TOWNS" AS RECORDED IN PLAT BOOK V.I. 175 AT PLAT 47 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PROPERTY ADDRESS: 6302 JOE KLUTSCH DR, FORT WASHINGTON, MARYLAND 20744

Said property is improved by a dwelling and is sold in "as is condition."

TERMS OF SALE: A deposit of \$15,000.00 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

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**

101198 (5-5,5-12,5-19)

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

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

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

Case No: CAE 11-05614

Case No: CAE 09-27317

ORDER OF PUBLICATION

ORDER OF PUBLICATION

This is to give notice that on the 25th day of February, 2011, a Petition for Guardianship of a Minor Child, **ADRIANNE N. BROWN**, was filed in the Circuit Court for Prince George's County, Maryland, by **ROBIN I. SIMS**, Petitioner, against **ASHTEN BROWN**, birth mother, and **UNKNOWN BIRTH FATHER**. The birth mother, **ASHTEN BROWN**, last known address is 4417 Reamy Drive, Suitland, MD 20746, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

This is to give notice that on the 9th day of September 2009, a Petition for Guardianship of a Minor Child **LISA ANTOINETTE TARTT**, was filed in the Circuit Court for Prince George's County, Maryland, by **JESSE E. TARTT** and **CANDY V. TARTT**, Petitioners, against **DEBRA A. TARTT**, birth mother, and **UNKNOWN BIRTH FATHER**. The birth mother, **DEBRA A. TARTT**, is **DECEASED** and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition **CAE 11-05614**, 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.

The relief prayed in the petition **CAE 09-27317**, Guardianship of Minor Child, is that they 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 27th day of April, 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 27th day of May, 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 2nd day of June, 2011, why the relief requested should not be granted.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 27th day of April, 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 27th day of May, 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 2nd day of June, 2011, why the relief requested should not be granted.

MARILYNN M. BLAND
CLERK

MARILYNN M. BLAND
CLERK

101207 (5-5,5-12,5-19) 101215 (5-5,5-12,5-19)