

*The Prince  
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*Your Newspaper  
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Legal Record*





**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  
**2539 Fairhill Drive, Suitland, Maryland 20746**

By virtue of the power and authority contained in a Deed of Trust from Edward B Mclean, dated January 22, 2007, and recorded in Liber 29371 at folio 001 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 6, 2011  
AT 12:00 NOON**

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

LOT NUMBERED THIRTY-THREE (33), IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "BLOCKS A, B, C, AND D, KAY PARK."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.25% 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

101109 (4-21,4-28,5-5)

**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  
**2519 B Kent Town Place, Landover, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Travis Chase and Tiffany Williams, dated September 28, 2007, and recorded in Liber 28798 at folio 35 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 16, 2011  
AT 12:00 NOON**

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

BEING KNOWN AND DESIGNATED AS UNIT 2519 B, IN A HORIZONTAL CONDOMINIUM REGIME ENTITLED "HIGHLAND CONDOMINIUM AT LANDOVER STATION"

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 \$21,000.00 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

101155 (4-28,5-5,5-12)

**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  
**8920 Simeon Court, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Michelle M Price, dated May 26, 2006, and recorded in Liber 25363 re-recorded at 28758 at folio 156 re-recorded at 661 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 6, 2011  
AT 12:06 PM.**

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

LOT NUMBERED ONE HUNDRED FIFTY-FOUR (154) IN BLOCK NUMBERED THIRTY-ONE (31) IN THE SUBDIVISION KNOWN AS "SECTION FOUR, BRANDYWINE COUNTRY"

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 \$28,000.00 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

101144 (4-21,4-28,5-5)

**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**

**11326 NARROW TRAIL TERRACE  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Uloma Neze, dated February 22, 2008 and recorded in Liber 29401, Folio 283, and re-recorded at Liber 32012, Folio 479 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 10, 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 \$28,000.00 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 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. 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

101137 (4-21,4-28,5-5)

**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**

**2206 AMBER MEADOWS DRIVE  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from William Cameron and Willie Cameron, dated July 26, 2006 and recorded in Liber 28561, Folio 219 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 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 17, 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 \$43,000.00 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

101167 (4-28,5-5,5-12)

**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**

**2204 LEWISDALE DRIVE  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Jose Raul Pereira, dated October 24, 2005 and recorded in Liber 23774, Folio 296 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,000.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 17, 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 \$28,000.00 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

101168 (4-28,5-5,5-12)

**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)

**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**

**7114 ANNAPOLIS ROAD  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Claire P. Cargill, dated September 13, 2005 and recorded in Liber 23393, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 7.750%, 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 **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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101191 (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**

**7209 CROSS STREET  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Denetta M. James, dated May 2, 2006 and recorded in Liber 26239, Folio 601, and re-recorded at Liber 31654, Folio 422 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$86,000.00, and an original interest rate of 8.625%, 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 \$11,000.00 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

101190 (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**

**2308 MATTHEW HENSON AVENUE  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Chuma Nwanguma and Hope Nwanguma, dated July 18, 2006 and recorded in Liber 25932, Folio 242 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$180,000.00, and an original interest rate of 7.750%, 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 **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 \$23,500.00 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

101189 (5-5-5-12,5-19)

**LEGALS**

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

**TRUSTEE'S SALE**

**OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 6743 MILLTOWN COURT, DISTRICT HEIGHTS, PRINCE GEORGE'S COUNTY, MARYLAND, 20747.**

By virtue of the power and authority contained in the Master Deed recorded April 5, 1988, in Liber 6955 at folio 307, 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, Towns at Walker Mill Condominium Association, Inc. v. Janeen Tyson, et al., Case No: CAE 10-02247, 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 11, 2011 AT 3:00 P.M.**

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

Unit numbered 6743, in Building No. 7, in a Horizontal or Condominium Regime entitled "Master Plat, Building NO. 7, Phase 2, THE TOWNS AT WALKER MILL (sic), as per plats thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book NLP 138, at Plats 69 and 70; established pursuant to Title 11, Real Property Article, Sec. 11-101, et seq. of the Annotated Code of Maryland, as amended; and pursuant to Declaration and By-Laws made by Fourth Generation Company, Ltd., a Maryland Corporation, recorded April 5, 1988 in Liber 6974, Folio 181. Together with an undivided percentage interest in the common elements of said Regime in accordance with said Declaration as may be amended or revised from time to time. Being in the 6th Election District of said County. The improvements thereon being known as No. 6743 Milltown Court, District Heights, Maryland 20747.

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

**TERMS OF SALE**

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

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

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

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

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

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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

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

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101132 (4-21,4-28,5-5)

**LEGALS**

**NOTICE**

**NOTICE**

Deborah K. Curran, et al.  
Substitute Trustees  
  
vs.  
  
Linda Yates  
  
Defendant

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 10-35170**

**In the Circuit Court for Prince George's County, Maryland**  
**Civil No. CAE 10-13609**

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)

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)

**LEGALS**

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

**TRUSTEE'S SALE**

**OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 553 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. Gregory A. Drennan, et al, Case No: CAE-11-01269, 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 11, 2011 AT 2:15 P.M.**

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 553 Wilson Bridge Drive, #A-1, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit numbered 6752/A-1, in Building numbered 2 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in a master deed established the said Horizontal Property Regime, dated November 7, 1972 and recorded December 4, 1972 in Liber 4156 at folio 711, among the aforesaid Land Records, and including the feet (sic) in an undivided interest in the common elements or said Regime appurtenant to said Unit as set out in said master Deed. Being in the 12th Election District of said County.

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

**TERMS OF SALE**

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

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

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

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

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

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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

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

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101129 (4-21,4-28,5-5)

**NOTICE**

**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

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 Gator Court  
Clinton, MD 20735  
  
Defendant

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

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 10-11808**

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 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 \$473,344.66. The property sold herein is known as 10602 Gator Court, Clinton, MD 20735.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
101224 (5-5,5-12,5-19)

**LEGALS**

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

**TRUSTEE'S SALE**

**OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 555 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. Ramy A. Inocencio, Case No: CAE-11-01270, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**MAY 11, 2011 AT 2:45 P.M.**

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 555 Wilson Bridge Drive, #A-1, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit numbered 6754/A-1, in Building numbered 2 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in a master deed established the said Horizontal Property Regime, dated November 7, 1972 and recorded December 4, 1972 in Liber 4156 at folio 711, among the aforesaid Land Records, and including the feet (sic) in an undivided interest in the common elements or said Regime appurtenant to said Unit as set out in said master Deed. Being in the 12th Election District of said County.

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

**TERMS OF SALE**

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

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

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

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

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

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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

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

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101128 (4-21,4-28,5-5)

*The Prince George's  
Post Newspaper*

*Your Newspaper of*

*Legal Record*

*Wishing you all a Happy*

*and Safe Weekend!!*

*Remember, Don't Drink*

*and Drive!*

**LEGALS**

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

**TRUSTEES' SALE**

Case No. CAE 10-32489

Of Valuable Real Estate  
located in Prince George's County, MD  
at 1208 Kings Grant Court  
Upper Marlboro, Maryland 20774

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Oscar M. Gabor and Linda H. Gabor to Stanley L. Merson and S. Lynne Pulford, Trustees, dated March 9, 2007, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 27646, at Folio 307, docketed for foreclosure in Civil No. CAE10-32489, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland 20772, on

**WEDNESDAY, MAY 18, 2011  
AT 11:00 A.M.**

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

BEING KNOWN AND DESIGNATED AS LOT 9, AS SHOWN ON PLAT ENTITLED LOTS 1 THRU 11, BLOCK A AND PARCEL A, KINGS GRANT, SECTION III, NORTHAMPTON" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 100, PAGE 15. BEING IN THE 13TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY.

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

A deposit of \$7,500.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 3.50% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

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

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

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser.

In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

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

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN  
Substitute Trustees

101171 (4-28,5-5,12)

**COUNTY COUNCIL HEARINGS**

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

**WEDNESDAY, MAY 11, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND**

**6:00 P.M.**

Notice is hereby given that on Wednesday, May 11, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**CB-9-2011 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389 AND 1170** for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME) AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to provide for wage increases and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

**CB-10-2011 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES AFL-CIO AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS)** for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees, AFL-CIO and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

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

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

ATTEST: Redis C. Floyd  
Clerk of the Council

101173 (4-28,5-5)

**LEGALS**

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

**TRUSTEE'S SALE**

**OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 526 WILSON BRIDGE DRIVE, #D-1, OXON HILL, PRINCE GEORGE'S COUNTY, MARYLAND, 20745.**

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. James E. Parker, Jr., Case No: CAE-11-01271, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**MAY 11, 2011 AT 2:00 P.M.**

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 526 Wilson Bridge Drive, Unit D-1, Oxon Hill, Maryland, and described as follows:

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

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

**TERMS OF SALE**

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

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

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

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

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

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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

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

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101130 (4-21,4-28,5-5)

**COUNTY COUNCIL HEARING**

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

**TUESDAY, MAY 17, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on Tuesday, May 17, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**10:00 A. M.**

**Appointment of the following individual to the Washington Suburban Sanitary Commission for Prince George's County:**

Ms. Melanie Hartwig-Davis	Reappointment Term Expiration: 6/1/2015
Mr. Christopher Lawson	Reappointment Term Expiration: 6/1/2015

Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest:  
Redis C. Floyd  
Clerk of the Council  
101199

(5-5)

**LEGALS**

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

**TRUSTEE'S SALE**

**OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 544 WILSON BRIDGE DRIVE, #B-2, OXON HILL, PRINCE GEORGE'S COUNTY, MARYLAND, 20745.**

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Lionel L. Foreman, Case No: CAE-11-01272, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**MAY 11, 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, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 544 Wilson Bridge Drive, #B-2, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit numbered 6745/B-2, in Building numbered 17 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in a master deed established the said Horizontal Property Regime, dated November 7, 1972 and recorded December 4, 1972 in Liber 4156 at folio 711, among the aforesaid Land Records, and including the feet (sic) in an undivided interest in the common elements or said Regime appurtenant to said Unit as set out in said master Deed. Being in the 12th Election District of said County.

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

**TERMS OF SALE**

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

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

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

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

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

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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

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

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

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101131 (4-21,4-28,5-5)

**COUNTY COUNCIL HEARING**

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

**TUESDAY, MAY 17, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on Tuesday, May 17, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**10:00 A. M.**

**Appointment of the following individual to the Washington Suburban Transit District for Prince George's County:**

Artis Hampshire Cowan	Appointment/Replacing Marcell Solomon, Esq. Citizen Representative Term Expiration: 6/1/2015
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Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest:  
Redis C. Floyd  
Clerk of the Council  
101200

(5-5)

*The Prince  
George's Post  
Newspaper*

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

*Call (301) 627-0900*

*or*

*Fax (301) 627-6260*

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

*Your Newspaper  
of  
Legal Record*

**LEGALS**

**ORDER OF PUBLICATION**

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

vs. Plaintiff

MAURY CALHOUN  
100 S. Van Dorn Street  
Alexandria, VA 22304

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

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

Defendant

**In the Circuit Court for Prince George's County, Maryland CAE 11-09111**

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 11-1140235:** Grid C2, Tax Map 144, Parcel 143, and recorded among the Land Records of Prince George's County, containing approximately 4.5470 acres, assessed to Mary Calhoun, per Deed recorded in Liber 29803 at Folio 139; Account Number 11-140235. \$1,488.11 was paid to the Collector at the time of the sale, as well as a high bid premium of \$30.80.

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 13th day of April, 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 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June, 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  
101113 (4-21,4-28,5-5)

VIN# 4F4YR12U13TM20620  
CROPPER'S INC  
10013 OLD OCEAN CITY BLVD  
BERLIN

LOT# 5455 1997 PETERBILT CONVENTIONAL  
VIN# 1XP5DR9XXVN432134  
CROPPER'S INC  
10013 OLD OCEAN CITY BLVD  
BERLIN

LOT# 5462 2003 VOLKSWAGEN Passat-4 Cyl.  
VIN# WVWPD63B43P058840  
CERTIFIED COLLISION CENTER  
6230 HOLABIRD AVE  
BALTIMORE

LOT# 5464 2003 CADILLAC CTS-V6  
VIN# 1G6DM57N130110616  
HILLTOP MOTORS INC  
4863 MARLBORO PIKE  
CAPITOL HEIGHTS

**TERMS OF SALE: CASH  
PUBLIC SALE  
The Auctioneer reserves the right to post a Minimum Bid**

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

101180 (4-28,5-5)

David R. Cross  
115 Centerway  
Greenbelt, MD 20770  
301-474-5705

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH M. WINEBERG**

Notice is given that Karen Elizabeth Creasy whose address is 5006 Edgewood Road, College Park, MD 20740 was on April 21, 2011 appointed personal representative of the estate of Elizabeth M. Wineberg who died on March 30, 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 21st 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.

KAREN ELIZABETH CREASY  
Personal Representative

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

Estate No.87351  
101179 (4-28,5-5,12)

**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.

Kenneth Sanders  
Ellen R. Sanders  
Kenneth Sanders Foundation Trust  
Kenneth Sanders Foundation Trust,  
c/o Raymond Renfrow, Trustee  
Kenneth Sanders Foundation Trust,  
c/o Ken Sanders, Trustee  
Kenneth Sanders Foundation Trust,  
c/o Wilbur L. Daniels, Trustee

12118 Birchview Drive  
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-20285**

Notice is hereby given this 26th 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 26th 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 26th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$150,010.33. The property sold herein is known as 12118 Birchview Drive, Clinton, MD 20735.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
101178 (4-28,5-5,12)

**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.

Woodrow Grant, Jr.  
7611 Woodyard Road  
Clinton, MD 20735

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-16706**

Notice is hereby given this 21st 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 23rd 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 23rd day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$602,200.65. The property sold herein is known as 7611 Woodyard Road, Clinton, MD 20735.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

101156 (4-28,5-5,12)

Benjamin J. Woolery, Esq.  
5303 West Court Drive  
Upper Marlboro, MD 20772  
(301) 262-3600

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF ARNETT ROBERT CUMMINGS**

Notice is given that Benjamin J. Woolery whose address is 5303 West Court Drive, Upper Marlboro 20772 was on April 7, 2011 appointed personal representative of the small estate of Arnett Robert Cummings who died on July 27, 2010 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file 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 decedent's death; or

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

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

BENJAMIN J. WOOLERY, ESQ.  
Personal Representative

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

Estate No. 87245  
101211 (5-5)

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**BOARD OF LICENSE COMMISSIONERS**

**Notice of Public Hearing**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County, on May 26, 2011 and will be heard on July 26, 2011. Those licenses are:

Class B, Beer and Wine – 17 BW 26

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

Public Hearings are also scheduled for June 1, 2011 and June 8, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

Attest:  
Diane M. Bryant  
April 25, 2011  
101197 (5-5,12)

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**Board of License Commissioners**

**(Liquor Control Board)**

**MAY 24, 2011**

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

**TRANSFER**

Mayur G. Lakhani, President, Kajal M. Lakhani, Secretary/Treasurer, Larry Thompson, Assistant Secretary for a Class A, Beer, Wine and Liquor License for the use of Matrushakti, Inc., t/a Primo's, 7740 Landover Road, Landover, 20785 transfer from Matak, LLC, t/a Primo's Larry Thompson, Member.

Mani Shi, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of Whua Tung, Inc., t/a Kitchen No. One, 5737 Crain Highway, Upper Marlboro, 20772 transfer from Kitchen #1, Inc., t/a Kitchen No. One, Zugian Sze, President/Secretary/Treasurer.

Victor Padilla, President/Treasurer, Jose Rigoberto, Secretary for a Class B, Beer, Wine and Liquor License for the use of The Matthew Group, Inc., t/a The Rumba Lounge, 1401 University Blvd., Langley Park, 20783 transfer from Maruxia Corporation, t/a Julito Restaurant & Discotec, Maria Dominiquez, President/Secretary/Treasurer.

Robert M. Sheahin, Authorized Person, Francesco Gambo, Authorized Person, Lawrence B. Pendleton IV, Authorized Person, Vaughn K. Riffe, Authorized Person for a Class B+, Beer, Wine and Liquor License for the use of Wine Haus of Beltsville, LLC, t/a Old Line Fine Wine/Spirits and Restaurant, 11011 Baltimore Avenue, Beltsville, 20705 transfer from Wine Haus of Beltsville, LLC, t/a Private Reserve at Wine Haus, Robert M. Sheahin, Authorized Person, Francesco Gambo, Managing Member, Vaughn K. Riffe, Member.

Errol J. D'Souza, President/Secretary/Treasurer for a Class B(BLX), Beer, Wine and Liquor License for the use of Shiva Foods, Inc., t/a Stone Fish Grill, 880 E. Capitol Center Blvd, Largo, 20774 transfer from Stonefish of Largo, LLC, t/a Stone Fish Grill, Donnell Long, Authorized Person, Arun Luthra, Authorized Person/Member.

Mohammed Taquiddin, President/Treasurer, Shamair Lloyd, Secretary for a Class D, Beer License for the use of Friendly Market, Inc., t/a Friendly Market, 11500-11504 Old Fort Road, Fort Washington, 20744 transfer from Friendly Market, Inc., t/a Friendly Market, Mohammad Taquiddin, President, William Mullins, Asst. Recording Secretary, Abdul-Karim A. Nazary, Vice President/Secretary/Treasurer.

Vijay Kumar Gulati, Authorized Person, Shravan R. Chinchode, Authorized Person/Member, Sreekanth Padakati, Authorized Person/Member. Sudhakar Muneni, Authorized Person for a Class D, Beer and Wine License for the use of SRISAL, LLC, t/a Crescent Beer & Wine, 15222 Old Chapel Road, Bowie, 20715 transfer from Laxmi & Kumar, Inc., t/a Crescent Food Market, Pushpa Kumar, President/Secretary/Treasurer.

Jin K. Kent, Member, Alvin E. Thomas, Resident Agent for a Class D, Beer and Wine License for the use of 5515 Livingston Road Venture, LLC, t/a Lee's Convenience Store, 5515 Livingston Road, Oxon Hill, 20745, Sung Ok Shin, President, Alvin E. Thomas, Vice President.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, **10:00 a.m., Tuesday, May 24, 2011.** Additional information may be obtained by contacting the Board's Office at 301-699-2770.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Diane M. Bryant  
April 29, 2011

101217 (5-5,12)

**BIG TINY TOWING AUTO CLINIC, INC.**

6118 Central Ave.  
Capitol Heights, MD 20743  
434-547-2652

**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 at public auction for storage, repairs, and other lawful charges:

2003 FORD EXPEDITION  
1FMPU16W93LA61057

1989 FORD MUSTANG  
1FA6B41E2KF257575

1996 BUICK SKYLARK  
1G4NJ5277TC418688

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday, May 14, 2011, at 10:00 A.M.**

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

Big Tiny's Towing & Auto Clinic; Lienor  
101218 (5-5,12)

**LEGALS**

**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 23rd, 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# 5415 2006 CHRYSLER 300-V8  
VIN# 2C3LA63H86H337894  
DARCARS IMPORTS  
12511 PROSPERITY DR  
SILVER SPRING

LOT# 5439 2004 FORD TRUCK Explorer-V6  
VIN# 1FMDU74KX4ZA41534  
FREESTATE AUTO & TRUCK  
9142 EDGEWORTH DRIVE  
CAPITAL HEIGHTS

LOT# 5445 2001 CHRYSLER Sebring-V6  
VIN# 4C3AG52H91E091373  
BLADENSBURG TRANSMISSIONS  
4726 ANNAPOLIS RD  
BLADENSBURG

LOT# 5350,1999 CHRYSLER CONCORDE  
VIN# 2C3HD46JXXH737747  
DARCARS CHRYSLER JEEP DODGE  
5060 AUTH WAY  
MARLOW HEIGHTS

LOT#5465,2003 CADILLAC CTS  
VIN# 1G6DM57N030112244  
MCDOWELL BROTHERS INC  
11722 LANCELOT DR  
WALDORF

**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**

101219 (5-5,5-12)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
**VIOLET AGHA HOGAN**

FOR THE CHANGE OF  
NAME TO:  
**FAVOR AGHA HOGAN**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-09412**

A Petition has been filed to change the name of Violet Agha Hogan to Favor Agha Hogan.

The latest day by which an objection to the Petition may be filed is May 26, 2011.

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

101212 (5-5)

**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 (5-5,12,5-19)

**ORDER OF PUBLICATION**

James Schneider  
406 Longdraft Rd.  
Gaithersburg, Maryland 20878

vs.

UPH, LLC; AKA United Property Holdings, LLC;  
Joseph P. Corish, substitute trustee  
Leo S. Fisher, substitute trustee  
Millennium Bank, N.A.  
Prince George's County

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

Defendants

**In the Circuit Court for Prince George's County State of Maryland Civil Division CAE 11-9271**

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

E 67 Ft Lots 2,3 & E 67 Ft Lot 1 Ex 12.5 Sq Ft 5,025.0000 Sq. Ft. & Imps. Maryland Park- Blk 4 Lib 00000 FI 000

District, Account No.: 18 2014108  
Assessed to United Property Holdings, LLC  
Approximate amount to redeem: \$6000.00

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

It is thereupon this 13th day of April, 2011, by the Circuit Court for Prince George's County, Maryland, ORDERED; That notice be given by the insertion of a copy of this Order in The Prince George's Post, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of May, 2011, warning all persons interested in the property to appear in this Court by the 14th day of June, 2011, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances. (An. Code 1957, art. 81, & 107; 1985, Ch 8, & 2; 1986 Ch 825).

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

True Copy—Test:  
Marilynn M. Bland, Clerk

101116 (4-21,4-28,5-5)

**THE PRINCE  
GEORGE'S POST**  
CALL 301-627-0900  
FAX 301-627-6260  
Editorials & Calendar

EMAIL: PGPOST@GMAIL.COM

**Have a Safe  
Weekend  
Remember, Don't  
Drink Alcohol and  
Drive!**

## 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 6, 2011  
AT 10:00 A.M.**

**99 FORD**  
VIN #: 1FDRE14W4XHC04885

**04 MERCURY**  
VIN #: 4M2ZU86K44UJ26518

**02 CHEVY**  
VIN #: 1G1WF52E939149914  
Merlin Auto Club, Forestville, 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.

101177 (4-28,5-5)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE MCGEE**

Notice is given that Lashawn A Knox whose address is 4261 Duke Street, Apt. A3, Alexandria, VA 22304 and Ashley McGee whose address is 3233 Walters Lane, Apt. 202, Forestville, MD 20747 were on April 8, 2011 appointed co-personal representatives of the estate of George McGee who died on February 26, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th 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 co-personal representatives mail or otherwise deliver 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.

**LASHAWN A KNOX  
ASHLEY MCGEE**  
Co-Personal Representatives

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

Estate No.87260  
101112 (4-21,4-28,5-5)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NEWTON HENRY GALES SR**

Notice is given that Brenda Lane whose address is 4833 Cavallo Way, Woodbridge, VA 22192 was on April 5, 2011 appointed personal representative of the estate of Newton Henry Gales, SR, who died on January 27, 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 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.

**BRENDA LANE**  
Personal Representative

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

Estate No.87044  
101110 (4-21,4-28,5-5)

Mooring Tax Asset Goup, LLC  
Certificate No. 822150

### ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC  
c/o William W. Waller, Esquire  
5101 Wisconsin Avenue, N.W.  
Washington, DC 20016-4137

vs. Plaintiff

Allentown Way, LLC  
Serve: Stephen J. Troese,  
Resident Agent  
5827 Allentown Way  
Camp Springs, MD 20748

And

PNC Bank, National Association,  
Lender  
Serve: CSC- Lawyers Incorporating  
Service Company, Resident Agent 7  
St. Paul Street, Ste. 1660  
Baltimore, MD 21202

And

David V. Fontana, Trustee  
C/O Gebhardt & Smith, LLP  
One South Street, Ste. 2200  
Baltimore, MD 21202

And

Richard A. DuBose, III, Trustee  
C/o Gebhardt & Smith, LLP  
One South Street, Ste. 2200  
Baltimore, MD 21202

And

Prince George's County, Maryland  
Serve: Stephanie P. Anderson,  
County Attorney  
14741 Governor Oden Bowie Drive,  
Room 5121  
Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in 5833 ALLENTOWN WAY, TEMPLE HILLS, MD 20748,

19,399.0000 Sq. Ft. & Imps.  
Allentown Plaza  
Lot 10 Blk B  
Account No.: 087605-2  
Liber: 13642  
Folio: 651  
Assmt: \$486,700  
Ass'd to: Allentown Way, LLC

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 11-09227**

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

**5833 ALLENTOWN WAY,  
TEMPLE HILLS, MD 20748**

19,399.0000 Sq. Ft. & Imps.  
Allentown Plaza  
Lot 10 Blk B  
Account No.: 087605-2  
Liber: 13642  
Folio: 651  
Assmt: \$486,700  
Ass'd to: Allentown Way, LLC

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

It is thereupon this 13th day of April, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June 2011, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Marilynn M Bland, Clerk  
101126 (4-21,4-28,5-5)

### ORDER OF PUBLICATION

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

vs. Plaintiff

MAURY CALHOUN  
100 S. Van Dorn Street  
Alexandria, VA 22304

PRINCE GEORGE'S COUNTY,  
MARYLAND

Serve: Stephanie P. Anderson,  
County Attorney, County  
Administration Building, Upper  
Marlboro, MD 20772

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

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 11-09112**

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 07-0797670:**  
Grid A2, Tax Map 77, Parcel 24, and

recorded among the Land Records of Prince George's County, containing approximately 22.3390 acres, assessed to David T. Dawson, per Deed recorded in Liber 7102 at Folio 897; Account Number 07-0797670. \$380.19 was paid to the Collector at the time of sale as well as a high bid premium \$3.60.

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 13th day of April, 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 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June, 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  
101115 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101115 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101115 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101114 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101114 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101114 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101114 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101114 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101114 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
101114 (4-21,4-28,5-5)

True Copy—Test:  
Marilynn M. Bland, Clerk  
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## LEGALS

recorded among the Land Records of Prince George's County, containing approximately 22.3390 acres, assessed to David T. Dawson, per Deed recorded in Liber 7102 at Folio 897; Account Number 07-0797670. \$380.19 was paid to the Collector at the time of sale as well as a high bid premium \$3.60.

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 13th day of April, 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 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June, 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  
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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 (6) months from the date of sale has expired.

It is thereupon this 13th day of April, 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 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June, 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  
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**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**

**6506 INSEY STREET  
FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Leila Kissoon, dated October 17, 2005 and recorded in Liber 23822, Folio 210 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$186,500.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$19,500.00 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

101231 (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**

**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 at 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.

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Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
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(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

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

101230 (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**

**9767 Quiet Brook Lane, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Akeesha T Day and Bernard Harrison Jr, dated December 20, 2006, and recorded in Liber 27164 at folio 518 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 6, 2011  
AT 12:03 PM**

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

BEING KNOWN AND DESIGNATED AS LOT NO. 50, BLOCK "K", AS SHOWN ON THAT PLAT OF SUBDIVISION ENTITLED "PLAT TWENTY-FIVE LOTS 19-50, BLOCK "K", PARCEL "C", BLOCK "K", PARCELS "I", BLOCK "L", SUMMIT CREEK."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00, at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, AND ERIN M. BRADY**

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

101107 (4-21,4-28,5-5)

**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 Duval 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.J. 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**

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.

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.

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

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

MARILYNN M. BLAND  
CLERK

101215 (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**

**2203 DUNROBIN DRIVE  
MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Odel N. Achu, dated June 30, 2004 and recorded in Liber 20191, Folio 122, and re-recorded at Liber 31618, Folio 506 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$425,572.00, 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 \$43,000.00 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

101203 (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**

**3008 NORTH DALE LANE  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Ndeye Fatsy Diouf, dated January 30, 2007 and recorded in Liber 027212, Folio 0342 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, and an original interest rate of 7.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously 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 \$28,000.00 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

101205 (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**

**9520 49TH AVENUE  
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Jose A. Guillen, dated September 29, 2006 and recorded in Liber 26486, Folio 520 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$295,000.00, and an original interest rate of 6.250%, 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 \$30,000.00 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

101204 (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 at 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. Deusch, 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**

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CONSTANCE DAVIS**

Notice is given that Donald T. Victor whose address is 9327 Banderea Street, Lanham, Maryland 20706 was on March 28, 2011 appointed personal representative of the small estate of Constance Davis who died on March 16, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

**DONALD T VICTOR**  
Personal Representative

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

101210 Estate No. 87140 (5-5)

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ENID SIMONS**

Notice is given that Dolene Harris whose address is 4806 Wood Road, Temple Hills, Maryland 20748 was on April 21, 2011 appointed personal representative of the small estate of Enid Simons who died on April 13, 2004 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

**DOLLENE HARRIS**  
Personal Representative

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

101209 Estate No. 87352 (5-5)

**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)



**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 Liber 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)

**LEGALS**

**NOTICE TO CONTRACTORS**

**\*ATTENTION:** In accordance to the provisions of the Prince George's County Minority Business Enterprise Law (CB1-1992), Division 6, Sub-Division 1, and Section 10A-136 (i), this solicitation is reserved for participation by Certified Minority Business Enterprises only.

The Prince George's County, Maryland, Office of Central Services is requesting bids on the following project:

Bid No.: **11-0006**; Project No.: **OCS \*11-0006 Purchase/Installation of InfraRed Heaters for Central Fleet Maintenance Facility.**

ARCHITECT/ENGINEER: Alt Breeding Schwarz  
NON-REFUNDABLE SPEC./FEES: \$ 55.00  
DRAWING/SPECIFICATIONS AVAILABLE: May 5, 2011 at 2:00 p.m.  
PRE-BID CONFERENCE: May 16, 2011 at 10:00 a.m. at 8019 Central Avenue, Capitol Heights, MD 20743  
\*EXTENDED BID PRICE RESPONSE DUE DATE: June 7, 2011 at 3:00 p.m.  
PROJECT MANAGER: Tom Barton PHONE: 301-817-4360

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Office of Central Services/Contract Administration and Procurement Division, 1400 McCormick Drive, Suite 200, Largo, Maryland 20774 during the hours of 8:00 a.m. - 5:00 p.m. EST. **ONLY.** ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to Prince George's County. **Contractors desiring more than three (3) copies, please call in advance to order the desired number of copies.**

Interested Bidders may review the plans, specifications, and other contractual documents at the address listed above on or after May 5, 2011.

Contractors interested in submitting a bid on the project listed above should direct inquires to Alicia Proctor. Bids shall be received at the Office of Central Services/Contract Administration and Procurement Division on the date and time shown. For further information, contact Alicia Proctor, Buyer III at (301) 883-6448 or 883-6400 or via e-mail at amproctor@co.pg.md.us.

**By Authority of  
Rushern L. Baker III  
County Executive  
Prince George's County, Maryland**

101222 (5-5) 101221

**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  
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 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**

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

**LEGALS**

**NOTICE TO CONTRACTORS**

**\*\*MANDATORY SUBCONTRACTING:** This bid requires twenty-five percent (25%) subcontracting to a Prince George's County Certified Minority in accordance with Subtitle 10A-136 of the Prince George's County Government Procurement Regulations and Law:

The Prince George's County, Maryland, Office of Central Services is requesting bids on the following project:

Bid No.: **11-0004**; Project No.: **OCS 11-0004 Interior Renovations at the Circuit Court Annex.**

ARCHITECT/ENGINEER: Alt Breeding Schwarz  
NON-REFUNDABLE SPEC./FEES: \$ 55.00  
DRAWING/SPECIFICATIONS AVAILABLE: May 5, 2011 at 2:00 p.m.  
PRE-BID CONFERENCE: May 19, 2011 at 10:00 a.m. at 14701 Governor Oden Bowie Drive, Upper Marlboro, MD 20772  
\*EXTENDED BID PRICE RESPONSE DUE DATE: June 7, 2011 at 3:00 p.m.  
PROJECT MANAGER: Tom Barton PHONE: 301-817-4360

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Office of Central Services/Contract Administration and Procurement Division, 1400 McCormick Drive, Suite 200, Largo, Maryland 20774 during the hours of 8:00 a.m. - 5:00 p.m. EST. **ONLY.** ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to Prince George's County. **Contractors desiring more than three (3) copies, please call in advance to order the desired number of copies.**

Interested Bidders may review the plans, specifications, and other contractual documents at the address listed above on or after May 5, 2011.

Contractors interested in submitting a bid on the project listed above should direct inquires to Alicia Proctor. Bids shall be received at the Office of Central Services/Contract Administration and Procurement Division on the date and time shown. For further information, contact Alicia Proctor, Buyer III at (301) 883-6448 or 883-6400 or via e-mail at amproctor@co.pg.md.us.

**By Authority of  
Rushern L. Baker III  
County Executive  
Prince George's County, Maryland**

101221 (5-5)

**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  
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)

**ADVERTISEMENT**

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S11-095	Food Service Management	Pre-Bid Conference: 5/16/11 @ 10:00 a.m. Closes: 6/9/11 @ 3:00 p.m.	\$ 5.50
S11-067	Indefinite Delivery Contracts for Architectural, Architectural Related, and Construction Management Services	Pre-Bid Conference: 5/23/11 @ 10:00 a.m. Opens: 6/7/11 @ 3:00 p.m.	\$ 25.00
*S11-083	Temporary Staffing	Pre-Bid Conference: 5/17/11 @ 10:00 a.m. Opens: 6/2/11 @ 3:00 p.m.	\$ 5.50
S11-097	Installation & Operation Vending Machines	Pre-Bid Conference: 5/19/11 @ 10:00 a.m. Opens: 5/31/11 @ 3:00 p.m.	\$ 5.50

**PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION**

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

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

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

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

101220 (5-5)

**THE PRINCE GEORGE'S POST**

**Call 301-627-0900**

**Fax 301-627-6260**