

LEGALS

COUNTY COUNCIL HEARINGS

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

**TUESDAY, APRIL 26, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND
1:30 P.M.**

Notice is hereby given that on Tuesday, April 26, 2011 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-20-2011 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (DECEMBER 2010 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

Basin and Number	Approximate Location	Zoning Acres	Existing Category	Requested Category
Western Branch				
10/W-02 Harvey Blonder Property	16 townhouse units with a minimum 1,700 square feet of livable space and a minimum sale price of \$250,000; and a car wash facility consisting of 4,950 square feet of floor area with a minimum rental of \$15 per square foot.	6.40	R-T& C-M	5 4
District 4	45 D-3, Parcels 71 & 126			
10/W-04 Pyles-Chrysker Way, LLC Property	Two developed office buildings with a combined square footage of 61,000 square feet: the Prince George's County Sheriff's Department (55,000 square feet) and the Rental Tools and Equipment Company (6,000 square feet).	8.36	I-1	S4 53
District 9	102 A-2, Parcel A			
10/W-05 Townhouses at Marlton (Old Marlboro Schoolhouse Property)	96 townhouse units with a minimum 1,800 square feet of livable space and a minimum sale price of \$275,000.	12.20	R-30	5 4
District 9				
Mattawoman				
10/M-03 Brandywine Recycling Facility	A LEED recycling facility consisting of 50,000 square feet of floor area to be developed in two phases.	87	I-2	4 3
District 9	145 E-4, Parcels 74, 75 & 111			

Those wishing to testify at this hearing, or to receive copies of this document, are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone 301-952-3600, TDD-301-925-5167.

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

ATTEST:
Redis C. Floyd
Clerk of the Council

101099 (4-14,4-21)

COUNTY COUNCIL HEARINGS

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

PRINCE GEORGE'S COUNTY PROPOSED FY 2012 OPERATING BUDGET, SIX YEAR CAPITAL PROGRAM (INCLUDING THE CAPITAL IMPROVEMENT BUDGET) AND THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION PORTION OF THE COUNTY FY 2012 OPERATING BUDGET, PROPOSED BUDGET OF THE REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY AND INDUSTRIAL DEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY, AND THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold public hearings to consider the County's proposed operating budget; the six year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2012 Operating Budget; the proposed current operating budgets of the Redevelopment Authority, Revenue Authority and Industrial Development Authority of Prince George's County; and the Constant Yield Tax Rate.

The public hearings will be held on:

**MONDAY, MAY 2, 2011
7:00 P.M.
COUNCIL HEARING ROOM, FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

AND

**WEDNESDAY, MAY 11, 2011
7:00 P.M.
COUNCIL HEARING ROOM, FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

A limited number of budget summaries ("A Budget in Brief") are available upon request from the Office of Management and Budget, Room 3000, County Administration Building, Upper Marlboro, Maryland 20772 (301) 952 3300. In addition, copies of the full budget are available for inspection in the Clerk's Office and at all branches of the Prince George's County Memorial Library System.

Members of the public are invited to express their views concerning the proposed budgets. Persons wishing to testify at the above mentioned public hearings are requested to telephone the Office of the Clerk of the Council at (301) 952 3600, TDD (301) 925 5167 in order to be placed on the advance speakers' list. Testimony will be limited to three minutes per speaker. There will be no relinquishing of time by one speaker to another, and allotted time periods will be closely followed. Written comments will be accepted in addition to, or in lieu of, oral testimony. 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

101096 (4-14,4-21)

LEGALS

COUNTY COUNCIL HEARING

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

**THE HOUSING & COMMUNITY DEVELOPMENT
ANNUAL ACTION PLAN FY-2012
FEDERAL GRANTS APPLICATION
(COUNCIL RESOLUTION NO. 26-2011)**

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2012 submitted by the County Executive on March 15, 2011 for County Council approval.

A public hearing on these proposals will be held on:

**TUESDAY, APRIL 26, 2011
AT 7:30 P.M.**

**COUNCIL HEARING ROOM, FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND 20772**

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The proposed Annual Action Plan for FY 2012 consists of the combined Federal grants applications for Prince George's County's FY 2012 entitlements of Community Development Block Grant, HOME Investment Partnerships and Emergency Shelter Grant funds.

The County's estimated entitlements for FY 2012 are as follows: Community Development Block Grant (CDBG) - \$6,525,969 plus \$141,000 (Program Income); HOME Investment Partnership (HOME) - \$3,104,366 plus \$341,800 (Program Income); and Emergency Shelter Grant (ESG) \$266,306 plus \$266,306 (Matching Funds). All of these grant programs are administered by the U. S. Department of Housing and Urban Development (HUD).

Persons wishing to testify at the hearing are urged to telephone the Office of the Clerk of the Council (Phone 301-952-3600, TDD 301-925-5167) to request placement on the advance speakers' list. Persons may also register to speak at the hearing. Time limitations of three minutes per speaker will be imposed. Written testimony will be accepted in lieu of, or in addition to, oral testimony.

E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

Copies of the proposed FY 2012 Annual Action Plan are available for distribution in the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland.

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

ATTEST:
Redis C. Floyd
Clerk of the Council

101035 (4-14,4-21)

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

**8341 QUILL POINT DRIVE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Daniel B. Rim and Jacklyn M. Rim, dated June 23, 2005 and recorded in Liber 23315, Folio 0148 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$400,000.00, and an original interest rate of 3.500%, 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 3, 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 \$38,000.00 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. 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

101072 (4-14,4-21,4-28)

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

**2810 LUMAR DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Mercedes M. Merlos, dated March 3, 2006 and recorded in Liber 24898, Folio 350 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$212,000.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **May 3, 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. 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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(410) 825-2900 www.mid-atlanticauctioneers.com

101074 (4-14,4-21,4-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3404 37TH AVENUE
BRENTWOOD, MD 20722**

Under a power of sale contained in a certain Deed of Trust from Rosa Delgado Pena and Candido A. Contreras, dated June 29, 2007 and recorded in Liber 28361, Folio 165 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 7.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **May 3, 2011 AT 11:00 AM.**

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

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

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

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. 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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101070 (4-14,4-21,4-28)

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

**7983 RIGGS ROAD UNIT # 10
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Susana Caldwell, dated August 23, 2006 and recorded in Liber 25924, Folio 736, and re-recorded at Liber 31660, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,000.00, and an original interest rate of 7.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$19,000.00 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

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Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101136 (4-21,4-28,5-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9610 GLEN WAY
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Charles K. Tucker, dated March 26, 2007 and recorded in Liber 027611, Folio 0519 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$342,900.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 10, 2011 AT 11:00 AM.**

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

Terms of Sale: A deposit of \$33,000.00 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.

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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

101148 (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

**8110 BIRD LANE
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Katherine M. Reade, dated February 28, 2005 and recorded in Liber 21919, Folio 724 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,800.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

101106 (4-21,4-28,5-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4609 MORNING GLORY TRAIL
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Yetunde T. Johnson, dated June 17, 2008 and recorded in Liber 29787, Folio 420 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$327,413.00, 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 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 \$38,000.00 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

101108 (4-21,4-28,5-5)

LEGALS

Bid No. DER 2010-0006

NOTICE TO CONTRACTORS

FATIMA PLACE AND ELI PLACE STORM DRAINAGE IMPROVEMENT PROJECT

ATTENTION : This bid is restricted to a Certified Minority Business Enterprise that has current certification with the Prince George's County Minority Business Development Division and in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Prince George's County MBE Program.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of **Eli Place and Fatima Place Storm Drainage Improvement Project** in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Organizational Management, Attn: Mr. Dennis Bigley, 9400 Peppercorn Place, Suite 500, Largo Maryland 20774, until **11:00 a.m.** local prevailing time, **Thursday, May 19, 2011**, and then at said office publiclly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **Tuesday, April 19, 2011:**

McGraw-Hill Dodge Reports: Fatima Arastu, 8501 LaSalle Road, Ste. # 304, Towson, MD 21286. Tel: 717-993-6268; Fax : 717-993-7268

Construction Data Corporation: Cristian Durham, 111 Corning Road, Ste. 140, Cary, North Carolina 27511. Tel: 888-232-2850; Fax: 888-232-2856

Reed Construction Data: 30 Technology Parkway South, Suite 100, Norcross, GA, 30092. Tel: 1-800-304-0059; Fax: 1-800-303-8629

The project includes, but is not limited to, construction stakeout, excavation and grading, storm drain pipe installation, storm drain structures, debris removal, Roadway pavement patch, milling and overlay, installation of sediment and erosion control devices, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **Tuesday, April 19, 2011** at the Capital Projects Team, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Eric Jackson at (301) 883-5895**. A non-refundable fee of **\$40.00** will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **Thursday, May 5, 2011 at 10:00 A.M.** at Capital Projects Team, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

By Authority Of,
RUSHERN L. BAKER III
County Executive
Prince George's County, Maryland

101133 (4-21)

CITY OF DISTRICT HEIGHTS, MARYLAND

NOTICE OF PUBLIC HEARING

ON

ORDINANCE NO. DH 11-01

STORAGE OF WRECKED OR JUNKED VEHICLES

This is to give notice that the Mayor and Commissioners of the City of District Heights, Maryland will conduct a public hearing regarding Ordinance No. DH 11-01 on Thursday-May 05, 2011 at 7:00pm at the E. Michael Roll Municipal Building, 2000 Marbury Drive-District Heights, Maryland 20747. Hearing is open to public and public testimony is encouraged.

Ordinance No. DH 11-01 would update and clarify the language in Section 413, Storage of Wrecked or Junked Vehicles, to clarify that all expenses for enforcement are in the responsibility of the owners of the vehicle and/or the violator.

Persons wishing to obtain a copy of ordinance may contact Sharla Crutchfield-City Clerk at 301.336.1402

101139 (4-21)

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
*S11-096	Clean Lots	Pre-Bid Conference: 5/5/11 @ 10:00 a.m. Opens: 5/19/11 @ 3:00 p.m.	\$5.50
S11-060	Printing Services	Pre-Bid Conference: 5/3/11 @ 10:00 a.m. Closes: 5/20/11 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

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

101151 (4-21)

BID ANNOUNCEMENT

KITCHEN REMODELING, BATHROOM REMODELING AND WHEELCHAIR RAMP BUILD/INSTALL:

The Arc of Prince George's County, a nonprofit organization, is seeking bids from licensed contractors to remodel kitchens at four (4) residential properties, remodel bathrooms at three (3) residential properties and to build/install a wheelchair ramp at one (1) residential property. All of the properties are located in Prince George's County. Interested bidders should contact Belinda Ramnarine at 301.925.7050 ext. 255 or bramnarine@thearcofpgc.org by Monday, April 25, 2011 by 5:00 pm to receive a copy of the scope of work and to schedule a time to visit each location. All work should be completed by June 30, 2011.

This is a federally assisted project subject to the Federal laws and regulations. These laws and regulations will be described in the "Instructions to Bidders" and "General Conditions" sections of the contract documents available from the Contracting Agency.

Minority-, woman-, disabled-owned and local businesses are encouraged to apply. Bidders and subcontractors must be Equal Employment Opportunity employers.

All Bids must be faxed or emailed to Ms. Ramnarine at 301.925.4387 or bramnarine@thearcofpgc.org by 5:00 pm on Tuesday, May 3, 2011.

101143 (4-21)

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
15825 Mill Brook Lane, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Angela Hughes, dated November 23, 2004, and recorded in Liber 21106 at folio 31 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

APRIL 22, 2011
AT 12:00 NOON

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

UNIT NUMBERED 129 IN A HORIZONTAL PROPERTY REGIME KNOWN A."SECTION V, "CROMWELL STATION 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 \$18,000.00 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

101039 (4-7,4-14,4-21)

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 Uneze, 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

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)

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
1208 Nova Avenue, Capitol Heights, MD 20743

By virtue of the power and authority contained in a Deed of Trust from QUEEN E. PAGE, dated November 10, 2005 and recorded in Liber 26151 at Folio 523 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, APRIL 26, 2011
AT 2:10 P.M.

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

Being known and designated at Lot 76 and 77 in Block 46 in a subdivision known as GREATER CAPITOL HEIGHTS as per plat thereof recorded in Plat Book BDSI at plat 63 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 \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% 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 E. 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

101048 (4-7,4-14,4-21)

LEGALS

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

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

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

APRIL 26TH, 2011
AT 2:00 P.M.

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

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

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

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

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

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

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

TERMS OF SALE

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

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

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

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

In the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the deposit at the option of the Substitute Trustees will be forfeited, and the Property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Substitute Trustees to further avail themselves of additional legal or equitable remedies available as to the successful bidder.

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

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

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified, or if for any reason the Substitute Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Neither the Substitute Trustees nor the Noteholder are liable individually or otherwise for any matter relating to the sale or to the Property, except as to a refund of the deposit if title to the Property cannot be transferred in accordance with the terms hereof. Upon refund of the deposit, the purchaser shall have no further claim against the Substitute Trustees either in law or in equity.

Any inquiries may be directed to the Substitute Trustees during normal business hours at the address and phone number listed herein.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale. **TIME IS OF THE ESSENCE FOR THE PURCHASER.**

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

101066 (4-7,4-14,4-21)

LEGALS

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

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

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

**Improved by premises known as
11820 Capstan Drive, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Everett W Sharpe and Stacey Harkins, dated December 22, 2006, and recorded in Liber 26803 at folio 403 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MAY 2, 2011
AT 12:03 PM.**

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$56,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY AND AARON D. NEAL**
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101069 (4-14,4-21,4-28)

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

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

**6912 ANNAPOLIS ROAD
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Gerson Noel Arias-Canales, dated December 28, 2006 and recorded in Liber 26804, Folio 591 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$256,000.00, and an original interest rate of 7.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **May 3, 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. 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

101071 (4-14,4-21,4-28)

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
11 Barberry Court, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Donna E. Eastmond, dated March 27, 2006, and recorded in Liber 25237 at folio 326 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 2, 2011
AT 12:09 PM.**

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

UNIT NUMBERED 40-6, AS SET FORTH IN KETTERING II CONDOMINIUM DECLARATION, WHICH DECLARATION IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 6325, FOLIO 36 AND AS SHOWN ON PLATS ENTITLED, "CONDOMINIUM PLAT, SECTION12, PHASE 40, CONDOMINIUM PHASING PLAT, "KETTERING-BY-THE PARK II",

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, AARON D. NEAL,
AND ERIN M. BRADY**
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101100 (4-14,4-21,4-28)

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
7936 Grant Drive, Lanham, Maryland 20706**

By virtue of the power and authority contained in a Deed of Trust from Addo S. Davies and Roseline S. Davies, dated September 29, 2006, and recorded in Liber 26149 at folio 340 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 2, 2011
AT 12:06 PM.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTEEN (15), IN BLOCK LETTERED "D", IN THE SUBDIVISION KNOWN AS "PLAT NUMBER SEVEN, GLENARDEN WOODS."

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

101101 (4-14,4-21,4-28)

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

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

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

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)

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
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
2534 Iverson Street , Temple Hills, MD 20748-3106**

By virtue of the power and authority contained in a Deed of Trust from JACQUELINE M. FERGUSON, dated January 31, 1983 and recorded in Liber 5641 at Folio 280 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, APRIL 26, 2011
AT 2:05 P.M.**

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

Condominium Unit No. 2534 Iverson Street in Iverson Village Condominium (hereinafter called the Condominium), established under the provisions of Title 11 of the Real Property Article, Annotated Code of Maryland, by a Declaration dated September 25, 1978 and recorded among the Land Records of Prince George's County, Maryland in Liber 5007, folio 478 and amended by first Amendment to the Declaration dated January 4, 1979 and recorded in Liber 5055, folio 520, the second amendment to the Declaration dated September 29, 1980 and recorded in Liber 5315, folio 782, the third amendment to the Declaration dated September 29, 1980 and recorded in Liber 5315, folio 799 and the first amendment to Condominium Bylaws of Iverson Village Condominium dated September 29, 1980 and recorded in Liber 5315, folio 795, and Fourth amendment to the Declaration dated November 20, 1981 and recorded in Liber 5479, folio 452; and by the Condominium Plat recorded among the Land Records of Prince George's County, Maryland in Condominium Plat Book NLP 101 at pages 52 to 56 and amended by the first amended Condominium Plat recorded in Plat Book NLP 107 at pages 75 to 78 and amended by the second amended Condominium Plat and recorded in Plat Book NLP 111 at pages 82 to 84 and further amended by third amended Condominium Plat recorded in Plat Book NLP 114 at pages 34 and 35.

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

TERMS OF SALE: A deposit of \$3,000.00 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 12% 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.

LEGALS

NOTICE

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

NOTICE

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

Substitute Trustees,
Plaintiffs

Substitute Trustees,
Plaintiffs

v.
Angela Lane-Blake
9303 Fordsville Court
Clinton, MD 20735

v.
Woosbeth M. McNeil
Travis McNeil
12507 Arrow Park Drive
Fort Washington, MD 20744

Defendant

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-04403**

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-02878**

Notice is hereby given this 4th 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 4th 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 4th day of May, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$179,200.00. The property sold herein is known as 9303 Fordsville Court, Clinton, MD 20735.

Notice is hereby given this 30th day of March, 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 2nd 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 2nd day of May, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$1,084,738.12. The property sold herein is known as 12507 Arrow Park Drive, Fort Washington, MD 20744.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
101053 (4-7,4-14,4-21)

True Copy—Test:
Marilynn M. Bland, Clerk
101043 (4-7,4-14,4-21)

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
7979 Riggs Road, Apt. 2, Adelphi, MD 20783-4584**

By virtue of the power and authority contained in a Deed of Trust from SUMITA ROY and MICHAEL HALDER, dated September 28, 1990 and recorded in Liber 7785 at Folio 871 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, APRIL 26, 2011
AT 2:20 P.M.**

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

Unit numbered 7979-2 in Building numbered 14 in a subdivision known as "BEDFORD TOWNE CONDOMINIUM" established pursuant to a Declaration of Bedford Apartments Associates, a Maryland General Partnership, dated March 12, 1982 and recorded in Liber 5511 at folio 175, and as shown on Condominium Plats and recorded in Plat Book, NLP 113 at Plats 1 through 13, both inclusive, all among the Land Records of Prince George's County, Maryland, (17th Election District) which has the address of 7979 Riggs Road #2.

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

TERMS OF SALE: A deposit of \$3,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

101045 (4-7,4-14,4-21)

Safia S. Kadir
Heise Jorgensen & Stefanelli, P.A.
18310 Montgomery Village Avenue
Suite 400
Gaithersburg, MD 20879
301-977-8400

Leo Keenan
1121 Liberty Road
Eldersburg, MD 21784

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINWOOD CLARENCE
MOSLEY**

Notice is given that James E. Francis whose address is 12422 Port Haven Drive, Germantown, MD 20874 was on April 13, 2011 appointed personal representative of the estate of Betty B. Francis who died on January 5, 2011 with a will.

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

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

**JAMES E. FRANCIS
Personal Representative**

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No.87283
(4-21,4-28,5-5)

**WANDA R. WILLIAMS
Personal Representative**

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No.87145
(4-7,4-14,4-21)

101111 (4-21,4-28,5-5) 101057 (4-7,4-14,4-21)

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
4612 Bishop Carroll Drive, Upper Marlboro, MD 20772-5980**

By virtue of the power and authority contained in a Deed of Trust from LAWRENCE STUCKEY (PERSONAL REPRESENTATIVE SHARVONIQUE FORTUNE-STUCKEY), dated May 19, 2006 and recorded in Liber 25883 at Folio 460 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, APRIL 26, 2011
AT 2:15 P.M.**

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

Tax ID Number: 03-0226498
Land situated in the County of Prince George's in the State of MD Lot numbered 31, in Block Lettered M, in the Subdivision known as "Plat 32, VILLAGES OF MARLBOROUGH, BISHOPS BEQUEST, Block M, Lots 25 through 32, Marlboro Election District No. 3, Prince George's County, Maryland", as per plat thereof recorded in Plat Book NLP 155 at Plat No. 43, among the Land Records of Prince George's County, Maryland.

Commonly known as: 4612 Bishop Carol, Upper Marlboro, MD 20772.

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

TERMS OF SALE: A deposit of \$14,000.00 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 6.00% 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**

101047 (4-7,4-14,4-21)

COUNTY COUNCIL HEARINGS

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

**TUESDAY, APRIL 26, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

1:30 P.M.

Notice is hereby given that on Tuesday, April 26, 2011 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-21-2011 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (REACHING HEARTS INTERNATIONAL, INC. 2010 CYCLE OF AMENDMENTS for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

Basin and Number	Approximate Location	Zoning Acres	Existing Category	Requested Category
Parkway				
10/PW-02	A 72,000 square foot sanctuary building and an attached 12,000 square foot gymnasium, to accommodate an existing congregation of approximately 900 and future student enrollment of 200 for grades K-8.	13.7 R-A	5	4

District 1
2 B-2/3, Parcel 11 and part of Parcel 28

Those wishing to testify at this hearing, or to receive copies of this document, are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone 301-952-3600, TDD-301-925-5167.

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

**ATTEST:
Redis C. Floyd
Clerk of the Council**

101098 (4-14,4-21)

LEGALS

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
vs.
Larry Chapman aka
Larry F Chapman SR
Plaintiffs
Defendant

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

Civil No. CAE 10-34329

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 209 Red Jade Drive, Unit 81, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of May, 2011, next.

The report states the amount of sale to be \$206,529.88.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101089 (4-14-4-21,4-28)

NOTICE

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

Sheris M. Hunt
1101 Dutton Way
Capitol Heights, MD 20743
Defendant

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

Case No. CAE 10-29078

Notice is hereby given this 7th 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 9th 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 9th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$120,000.00. The property sold herein is known as 1101 Dutton Way, Capitol Heights, MD 20743.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101084 (4-14-4-21,4-28)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
vs.
Adedeji A Adebibi aka
Ayinde Adebibi and
Khadijat Adebibi
Plaintiffs
Defendants

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

Civil No. CAE 10-13616

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9051 Continental Place, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of May, 2011, next.

The report states the amount of sale to be \$150,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101085 (4-14-4-21,4-28)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
vs.
Olusegun Adekunle Okegbenro
Plaintiffs
Defendant

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

Civil No. CAE 10-13617

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5503 Noble Effort Court, Bowie, Maryland 20720 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 9th day of May, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of May, 2011, next.

The report states the amount of sale to be \$568,057.57.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101086 (4-14,4-21,4-28)

NOTICE

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

Carl S. Johnson
Yvette L. Johnson
10201 Terraco Place
Cheltenham, MD 20623
Defendants

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

Case No. CAE 11-03422

Notice is hereby given this 8th 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 9th 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 9th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$271,653.79. The property sold herein is known as 10201 Terraco Place, Cheltenham, MD 20623.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101081 (4-14-4-21,4-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET V PROCTOR

Notice is given that William P Proctor JR whose address is 7205 Hastings Drive, Capitol Heights, MD 20743 was on April 6, 2011 appointed personal representative of the estate of Margaret V Proctor who died on February 15, 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 6th 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.

WILLIAM P. PROCTOR JR
Personal Representative

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

Estate No.87162
101104 (4-14-4-21,4-28)

NOTICE

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

Robert B. Floyd
Beverly S. Floyd
8304 Cunningham Drive
College Park, MD 20740
Defendants

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

Case No. CAE 11-02585

Notice is hereby given this 7th 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 9th 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 9th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$153,980.91. The property sold herein is known as 8304 Cunningham Drive, College Park, MD 20740.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101082 (4-14,4-21,4-28)

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878
Plaintiff

vs.
Jarrett T. Lancaster
Rena Lancaster
Spirit Of Faith Christian Center
Prince George's County
Defendants

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

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

Civil Division
CAE 11-08181

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:

Nr Piscataway 21.4400 Acres.
Map 152 Grid F2 Par 17
Lib 00147 Fl 163

District, Account No.: 05 0340380
Assessed to Jarrett T & Rena Lancaster
Approximate amount to redeem: \$7,000.00

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

It is thereupon this 6th 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 29th day of April, 2011, warning all persons interested in the property to appear in this Court by the 7th 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
101091 (4-14-4-21,4-28)

NOTICE

IN THE MATTER OF: Maria Victoria Diaz

FOR THE CHANGE OF NAME TO: Maria Victoria Jacobo Diaz

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

Case No. CAE 11-08233

A Petition has been filed to change the name of (Minor) Maria Victoria Diaz to Maria Victoria Jacobo Diaz

The latest day by which an objection to the Petition may be filed is May 13, 2011

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101123 (4-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSEMARY FERGUSON

Notice is given that Richard T Grimes, JR whose address is 12106 Flint Lane, Bowie, MD 20715 was on March 31, 2011 appointed personal representative of the estate of Rosemary Ferguson who died on March 1, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th September, 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.

RICHARD T GRIMES JR
Personal Representative

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

Estate No.87178
101080 (4-14,4-21,4-28)

LEGALS

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878
Plaintiff

vs.
Nemesio Guzman
Tenant
Guzman Construction
Branch Banking and Trust
Company
Jordan M. Spivok, Trustee
Philip J. Collins, Trustee
State of Maryland
Prince George's County
Defendants

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

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

Civil Division
CAE 11-08182

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:

(new Const & Land Raise Added 7/1/08)
47,907.0000 Sq. Ft. & Imps.
Forestville Center Lot 15 Blk B Lib 09791 Fl 058

District, Account No.: 06 0503979
Assessed to Nemesio Guzman
Approximate amount to redeem: \$15,000.00

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

It is thereupon this 6th 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 29th day of April, 2011, warning all persons interested in the property to appear in this Court by the 7th 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
101090 (4-14-4-21,4-28)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
vs.
Lashonne Jones and
Joseph Jones
Plaintiffs
Defendants

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

Civil No. CAE 10-06941

ORDERED, this 30th day of March, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8208 Temple Hill Road, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of May, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of May, 2011, next.

The report states the amount of sale to be \$182,361.98.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101044 (4-7-4-14,4-21)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
vs.
Ibad U Rehman
Plaintiffs
Defendant

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

Civil No. CAE 10-23032

ORDERED, this 15th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 205 Major King Lane, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of May, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 16th day of May, 2011, next.

The report states the amount of sale to be \$432,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101147 (4-21,4-28,5-5)

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 2nd, 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# 4932 2001 ISUZU Rodeo
VIN# 4S2CK58W714325725
JACK THE GREEK GARAGE
1920 WEST STREET
ANNAPOLIS

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

LOT# 5435 2002 FORD TRUCK Escape-V6
VIN# 1FMYU03132K49018
NAZ AUTO SALES
17412 LIVINGSTON ROAD
ACCOKEEK

LOT# 5436 2000 PONTIAC Grand Prix-V6
VIN# 1G2WJ52J2YF207500
INSPECTION PLUS
7615 A RICKENBACKER DR
GAITHERSBURG

LOT# 5437 2004 FORD TRUCK F150
VIN# 2FTRX17WX4CA00427
ODENTON SUNOCO
1433 ANNAPOLIS RD
ODENTON

LOT# 5438 1994 CADILLAC Deville
VIN# 1G6KD52B5RU227542
40 WEST AUTO REPAIR
613 REVOLUTION ST
HAVRE DE GRACE

LOT 5031B 1988 ROBALO 26FT MD# 8181BY
TURKEY POINT MARINA
1107 TURKEY POINT ROAD
EDGEWATER

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

101102 (4-14,4-21)

Stuart R. Rombro, Esquire
Rosenberg Martin Greenberg, LLP
25 S. Charles St., #2115
Baltimore, MD 21201
410-727-6600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROY B. STRANG

Notice is given that Patricia Hogan whose address is 69 Haven Avenue, Port Washington, NY 11050 was on April 6, 2011 appointed personal representative of the estate of Roy B. Strang who died on November 21, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th 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.

PATRICIA HOGAN
Personal Representative

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

Estate No.86782
101105 (4-14,4-21,4-28)

NOTICE

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

Vivian Ogechi-Onyeanusi, a/k/a Vivian Onyeanusi
Emmanuel Onyeanusi
10316 Old Fort Road
Fort Washington, MD 20744
Defendants

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

Case No. CAE 11-02586

Notice is hereby given this 7th 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 9th 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 9th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$139,500.00. The property sold herein is known as 10316 Old Fort Road, Fort Washington, MD 20744.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101083 (4-14,4-21,4-28)

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LEGALS

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

SUBSTITUTE TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE LOCATED AT 13500 MOLLY BERRY ROAD, BRANDYWINE, PRINCE GEORGE'S COUNTY, MARYLAND 20613.

By virtue of the power of sale conferred in a Indemnity Deed of Trust from Ebenezer A. Adewunmi and Olujemisi O. Adewunmi to Robert H. Hawthorne and Neil I. Title, Trustees, dated June 15, 2007 and recorded on June 29, 2007, among the Land Records of Prince George's County, Maryland, in Liber 28167 Folio 664 (the "Indemnity Deed of Trust"), the noteholder having substituted and appointed the undersigned Substitute Trustees in the place and stead of the original Trustees, and default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Circuit Court House, located at 14735 Main Street, Upper Marlboro, Maryland 20772 on:

**APRIL 26TH, 2011
AT 10:45 A.M.**

All of the interest of said Ebenezer A. Adewunmi and Olujemisi O. Adewunmi in all that property described in said Indemnity Deed of Trust as follows:

Lot 16 in the Subdivision entitled "Plat Five, Lots 14 - 18, Keys Quarters", as shown on plat thereof recorded in Plat Book VJ 185 at Plat No. 88, among the Land Records of Prince George's County, Maryland.

Street address: 13500 Molly Berry Road, Brandywine, Maryland 20613.

The property will be sold in "AS IS, WHERE IS" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, matters of record, governmental agency regulations, notices of violations of law or municipal ordinances, environmental conditions, prior liens of record, all matters that take priority over the Indemnity Deed of Trust and rights of tenants and parties in possession, if any.

The subject property is unimproved. All descriptions of the subject property have been obtained from material believed to be accurate, but no warranty is made, either express or implied, as to the accuracy of any such representation.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Substitute Trustees during the conduct of the sale, constitutes the Substitute Trustees' entire statement relative to the property described herein and the terms and conditions upon which the premises shall be offered for sale. The Substitute Trustees reserve the unqualified right to withdraw the premises at any time prior to the conclusion of the public auction. The highest bidder acknowledged by the Substitute Trustees shall be the successful Purchaser.

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

All cash with a deposit at the time of sale of Five Thousand and NO/100 Dollars (\$5,000.00), which deposit shall be in the form of cash, or certified or bank cashier's check issued payable to the order of the Substitute Trustees. The noteholder shall not be required to post a deposit. The Substitute Trustees reserve the right to pre-qualify any and all bidders and to require the posting by each bidder of a deposit which shall be refunded to the bidders at the close of bidding, except the successful purchaser.

In the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the deposit at the option of the Substitute Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Substitute Trustees to further avail themselves of additional legal or equitable remedies available.

At settlement, the balance of the purchase price over and above the retained deposit, with interest thereon currently at the rate of Five and One Half Percent (5.5%) per annum, will be due in cash. Conveyance shall be by Substitute Trustees' Deed without covenant or warranty, express or implied. All loss or damage to the subject property from and after the date of sale will be at the sole risk of the successful purchaser. It shall be the purchaser's responsibility to obtain possession of the property in the event it is occupied.

With the exception of real property taxes, any and all public charges, regular and special assessments and 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.

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified, or if for any reason the Substitute Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the purchaser shall have no further claim against the Substitute Trustees.

Any inquiries may be directed to the Substitute Trustees during normal business hours at the address and phone number listed herein.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale. **TIME IS OF THE ESSENCE FOR THE PURCHASER.**

MARK G. LEVIN AND MARILYN J. BRASIER, Substitute Trustees

101067 (4-7,4-14,4-21)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
Donald P. Griswold
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Alexander E. Richardson
7124 Meadow Green Terrace
a/k/a Unit No. 2
Hyattsville, MD 20785
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-03494

Notice is hereby given this 15th 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 16th 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 16th day of May, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$192,050.04. The property sold herein is known as 7124 Meadow Green Terrace a/k/a Unit No. 2, Hyattsville, MD 20785.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101146 (4-21,4-28,5-5)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
Donald P. Griswold
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Johnson Ejalu
550 Wilson Bridge Drive, Unit C2
Oxon Hill, MD 20745
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-01214

Notice is hereby given this 4th 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 4th 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 4th day of May, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$136,472.01. The property sold herein is known as 550 Wilson Bridge Drive, Unit C2, Oxon Hill, MD 20745.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101054 (4-7,4-14,4-21)

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)

NOTICE OF TOWN ELECTION

The Town of University Park will hold an Election

For the Offices of Councilpersons for Wards 2, 4, 5 & 6:

Tuesday, May 3, 2011

At the Riverdale Presbyterian Church

6513 Queens Chapel Road

University Park, Maryland

The polls will be open between 8:00 A.M. and 8:00 P.M.

FOR COUNCILPERSON, WARD 2: James Charles Gekas

FOR COUNCILPERSON, WARD 4: Lenford C. Carey

FOR COUNCILPERSON, WARD 5: Tracey J. Toscano

FOR COUNCILPERSON, WARD 6:

Amy S. Headley, Town Clerk Eddy Lee, Supervisor of Elections

101152 (4-21)

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

LEGALS

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

SUBSTITUTE TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE LOCATED AT 5133 LAWRENCE PLACE, HYATTSVILLE, PRINCE GEORGE'S COUNTY, MARYLAND 20781.

By virtue of the power of sale conferred in a Purchase Money Deed of Trust from Ebenezer A. Adewunmi and Dynamic Corporation to Kendal E. Carson and Dennis M. Coombe, Trustee, dated January 28, 2005 and recorded on February 10, 2005, among the Land Records of Prince George's County, Maryland, in Liber 21396 Folio 553 (the "Purchase Money Deed of Trust"), the noteholder having substituted and appointed the undersigned Substitute Trustees in the place and stead of the original Trustee, and default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Circuit Court House, located at 14735 Main Street, Upper Marlboro, Maryland 20772 on:

**APRIL 26TH, 2011
AT 10:30 A.M.**

All of the interest of said Ebenezer A. Adewunmi and Dynamic Corporation in all that property described in said Purchase Money Deed of Trust as follows:

PARCEL A: Parcel lettered 'R' in the subdivision known as, "INDUSTRIAL CITY" as per Plat thereof duly recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 40, Plat No. 98, among the Land Records of Prince George's County, Maryland.

The Real Property or its address is commonly known as 5133-5135 Lawrence Place, Hyattsville, Maryland, 20781.

The property will be sold in "AS IS, WHERE IS" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, matters of record, governmental agency regulations, notices of violations of law or municipal ordinances, environmental conditions, prior liens of record, all matters that take priority over the Purchase Money Deed of Trust and rights of tenants and parties in possession, if any.

The subject property is industrial. All descriptions of the subject property have been obtained from material believed to be accurate, but no warranty is made, either express or implied, as to the accuracy of any such representation.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Substitute Trustees during the conduct of the sale, constitutes the Substitute Trustees' entire statement relative to the property described herein and the terms and conditions upon which the premises shall be offered for sale. The Substitute Trustees reserve the unqualified right to withdraw the premises at any time prior to the conclusion of the public auction. The highest bidder acknowledged by the Substitute Trustees shall be the successful Purchaser.

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

All cash with a deposit at the time of sale of Fifty Thousand and NO/100 Dollars (\$50,000.00), which deposit shall be in the form of cash, or certified or bank cashier's check issued payable to the order of the Substitute Trustees. The noteholder shall not be required to post a deposit. The Substitute Trustees reserve the right to pre-qualify any and all bidders and to require the posting by each bidder of a deposit which shall be refunded to the bidders at the close of bidding, except the successful purchaser.

In the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the deposit at the option of the Substitute Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Substitute Trustees to further avail themselves of additional legal or equitable remedies available.

At settlement, the balance of the purchase price over and above the retained deposit, with interest thereon currently at the rate of Five and One Half Percent (5.5%) per annum, will be due in cash. Conveyance shall be by Substitute Trustees' Deed without covenant or warranty, express or implied. All loss or damage to the subject property from and after the date of sale will be at the sole risk of the successful purchaser. It shall be the purchaser's responsibility to obtain possession of the property in the event it is occupied.

With the exception of real property taxes, any and all public charges, regular and special assessments and 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.

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified, or if for any reason the Substitute Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the purchaser shall have no further claim against the Substitute Trustees.

Any inquiries may be directed to the Substitute Trustees during normal business hours at the address and phone number listed herein.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale. **TIME IS OF THE ESSENCE FOR THE PURCHASER.**

MARK G. LEVIN AND MARILYN J. BRASIER, Substitute Trustees

101068 (4-7,4-14,4-21)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
vs.
Dashawn R. Dillard and
Dessalyn S. Dillard
Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 11-01274

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1512 Kingshill Street, Bowie, Maryland 20721 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 9th day of May, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of May, 2011, next. The report states the amount of sale to be \$195,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101087 (4-14,4-21,4-28)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
vs.
Charles Powell and
Janice F Powell
Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-00011

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9610 Old Allentown Road, Fort Washington, Maryland 20744 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 9th day of May, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of May, 2011, next. The report states the amount of sale to be \$144,500.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101088 (4-14,4-21,4-28)

LEGALS

NOTICE

JEROME A. KUTA
6423 Old Branch Ave.
Camp Springs, MD 20748

Plaintiff
Substitute
Trustee

vs.

CORONET BUILDERS, LLC
P.O. Box 464
Saint Leonard, MD 20685

Defendant
In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-04941

NOTICE is hereby given this 5th day of April, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property known as 23400 Neck Road, Aquasco, Maryland, 20608, the subject of the above-captioned action, and mentioned in these proceedings, made and reported by Jerome A. Kuta will be ratified and confirmed, unless cause to the contrary thereof be shown, on or before the **5th day of May, 2011**, next, provided a copy of this Order be inserted in some newspaper published in said County once in each of three successive weeks before the **5th day of May, 2011**, next. The report states the amount of sale to be \$64,000.00

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

True Copy—Test:
Marilynn M. Bland, Clerk

101055 (4-7,4-14,4-21)

**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.

BRENDA LANE
Personal Representative

**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

IN THE MATTER OF:
Stanley Boima Fahnballeh

FOR THE CHANGE OF
NAME TO:
Saidu Mansaray

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-07680

A Petition has been filed to change the name of Stanley Boima Fahnballeh to Saidu Mansaray.

The latest day by which an objection to the Petition may be filed is May 13, 2011

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

101121 (4-21)

NOTICE

IN THE MATTER OF:
Orlando Roberto Vega-Griffith

FOR THE CHANGE OF
NAME TO:
Orlando Roberto Vega

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-08228

A Petition has been filed to change the name of Orlando Roberto Vega-Griffith to Orlando Roberto Vega.

The latest day by which an objection to the Petition may be filed is May 13, 2011

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

101122 (4-21)

NOTICE

JEROME A. KUTA
6423 Old Branch Ave. Camp Springs, MD 20748

Plaintiff
Substitute
Trustee

vs.

RICARDO THOMPSON
1211 Doewood Lane
Capitol Heights, MD 20743

Defendant
In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-41399

NOTICE is hereby given this 4th day of April, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property known as 1211 Doewood Lane, Capitol Heights, MD 20743, the subject of the above-captioned action, and mentioned in these proceedings, made and reported by Jerome A. Kuta will be ratified and confirmed, unless cause to the contrary thereof be shown, on or before the **4th day of May, 2011**, next, provided a copy of this Order be inserted in some newspaper published in said County once in each of three successive weeks before the **4th day of May, 2011**, next. The report states the amount of sale to be \$85,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101052 (4-7,4-14,4-21)

**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)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, Mary J. Dailey, Ft. Washington, MD will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

**APRIL 29, 2011
AT 10:00 A.M.**

**1994 FORD
VIN#: 3FARP13J9RR157395**

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

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

101142 (4-21,4-28)

NOTICE

IN THE MATTER OF:
Francisca Anico Murphy

FOR THE CHANGE OF
NAME TO:
Francisca Anglo Anico

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-07010

A Petition has been filed to change the name of Francisca Anico Murphy to Francisca Anglo Anico.

The latest day by which an objection to the Petition may be filed is May 13, 2011

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

101119 (4-21)

LEGALS

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

IN THE MATTER OF A
PETITION FOR ADOPTION OF
A MINOR CHILD

Adoption No: CAA11-03758

NOTICE TO BIRTH

MOTHER

To: **CASSAUNDR VICTORIA JACKSON**: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA11-03758. All persons who believe themselves to be parents of a male child born on **June 26, 2009, born in Washington, DC to CASSAUNDR VICTORIA JACKSON, April 9, 1987 in Washington, DC, and birth father, MICHAEL LORENZO RICHARDSON, birth date August 6, 1968 in Washington, DC**, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area, you will have agreed to the permanent loss of your parental rights to this child.

101138 (4-21)

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

Plaintiff

vs.

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
Blatimore, 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)

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 9th, 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# 5252 1998 KAWASAKI ZX6E
VIN# JKAZX4E18WB513855
LEE GREY CYCLE SOLUTIONS LLC
619F HAMPTON PARK BLVD
CAPITAL HEIGHTS

LOT# 5264 2001 CHEVROLET TRUCK G3500
VIN# 1GCHG35R911146903
BOWIE SHELL
15661 ANNAPOLIS ROAD
BOWIE

LOT# 5291 1997 FORD TRUCK F150 Pickup-V8
VIN# 1FTDX0720VKA34052
ED CONEY AUTO BODY REPAIR
7960 CRYDEN WAY
DISTRICT HEIGHTS

LOT# 5365 1998 NISSAN Pathfinder-V6
VIN# JN8AR05Y5WW211343
POSADO'S AUTO BODY SHOP
6104 KENILWORTH AVE
RIVERDALE

LOT# 5428 1998 DODGE TRUCK Ram 1500 Pickup-V8
VIN# 3B7HC12Y4WM290185
DARCARS CHRYSLER JEEP DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

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

LOT# 5440 2006 NISSAN Altima-4 Cyl.
VIN# 1N4AL11D96N418027
FREESTATE AUTO & TRUCK
9142 EDGEWORTH DRIVE
CAPITAL HEIGHTS

LOT# 5441 2001 AUDI A6-V6
VIN# WAUED64B21N140514
SALT HOUSE CORP t/a TWIN-BROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE

LOT# 5442 1988 JEEP CHEROKEE
VIN# 1JCMR7845JT129289
SALT HOUSE CORP t/a TWIN-BROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE

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

LOT# 5444 2001 DAEWOO Nubira-4 Cyl.
VIN# KLAJB8211K681386
SURF'S UP BODY SHOP
5020 WABASH AVE
BALTIMORE

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

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

LOT# 5447 2000 GMC LIGHT DUTY Yukon-V8
VIN# 1GKEK13T6YJ187377
POWELL'S AUTO SVC
8963 EARLY APRIL WAY #L
COLUMBIA

**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

101149 (4-21,4-28)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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

The Water Management Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000) which identifies each application. Address correspondence to:Tidal Wetlands Division, Water Management Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone(410) 537-3837. Written comments or requests for a hearing must be received on or before May 15, 2011.

HARFORD, CECIL & PRINCE GEORGE'S

201160098/11-WL-0553: AT & T Corporation has applied to install a fiber optic cable along U.S. Route 40 (Pulaski Highway) and Route 279 (Elkton Road) from the Maryland-Delaware state line to a switching station in Edgewood, Maryland, and from Baltimore City to the Maryland-District of Columbia line. The cable route in Cecil County has not been finalized by AT & T Corporation. The crossings of Little Elk Creek and Big Elk Creek are tentative. Once plans are finalized, the applicant will be required to submit a modification to the Wetlands License. The final route in Cecil County will then be placed on Public Notice by the Department prior to authorization of the modification to the Wetland License. The utility line will be contained in 6 inch conduit which will be directionally drilled under tidal waters in the following locations and crossing length: Little Elk Creek 150 linear feet, Big Elk Creek 181 linear feet, Grays Run 57 linear feet, Bush Creek 135 linear feet, Reeds Run 35 linear feet, Otter Point Creek 105 linear feet, and the Anacostia River 175 linear feet. The purpose of the project is to increase the telecommunication network capability in Maryland by installation of new fiber optic system. For more information contact Thomas Blair at 410-537-3527 or tblair@mde.state.md.us.

101140 (4-21)

Bid No. DER 2010-0012

NOTICE TO CONTRACTORS

PARKSIDE DRIVE STORM DRAIN OUTFALL STABILIZATION PROJECT

ATTENTION : This bid is restricted to a Certified Minority Business Enterprise that has current certification with the Prince George's County Minority Business Development Division and in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Prince George's County MBE Program.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of **Parkside Drive Storm Drain Outfall Stabilization Project** in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Organizational Management, Attn: Mr. Dennis Bigley, 9400 Peppercorn Place, Suite 500, Largo Maryland 20774, until **10:00 a.m.** local prevailing time, **Tuesday, May 17, 2011**, and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **Tuesday, April 19, 2011**:

McGraw-Hill Fatima Arastu, 8501 LaSalle Road, Ste, # 304,
Dodge Reports: Towson, MD 21286. Tel: 717-993-6268; Fax : 717-993-6268

Construction Data Cristian Durham, 111 Coming Road, Ste. 140, Cary, North
Corporation: Carolina 27511. Tel: 888-232-2850; Fax: 888-232-2856

Reed Construction 30 Technology Parkway South, Suite 100, Norcross, GA,
Data: 30092. Tel: 1-800-304-0059; Fax: 1-800-303-8629

The project includes, but is not limited to, the construction of a steambank stabilization measure imbricated riprap following MDE guidelines for construction inwaterways; an energy dissipating scour pool at the outfall of an existing culvert and streambank vegetation stabilization measures. Approximately one quarter (0.25) acre of disturbance with all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **Tuesday, April 19, 2011** at the Capital Projects Team, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Mr. Eric A. Jackson at (301) 883-5895**. A non-refundable fee of **\$40.00** will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **Tuesday, May 3, 2011 at 10:00 A.M.** at Capital Projects Team, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

By Authority Of,
RUSHERN L. BAKER III
County Executive
Prince George's County, Maryland

101134 (4-21)

ORDER OF PUBLICATION

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

Plaintiff

vs.

DAVID T. DAWSON
120 32nd Court, SW
Vero Beach, FL 32968

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

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

Defendant

In the Circuit Court for Prince George's County, Maryland
CAE 11-09113

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.

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)

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 11-09112

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 11-1174572. Grid C2, Tax Map 144, Parcel 37, and recorded among the Land Records of Prince George's County, containing approximately 1.6880 acres, assessed to Mary Calhoun, per Deed recorded in Liber 29803 at Folio 139; Account Number 11-1174572. \$1,164.30 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (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
101114 (4-21,4-28,5-5)

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878

vs. Plaintiff

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 Fl 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)

ORDER OF PUBLICATION

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

vs. Plaintiff

22 PROPERTIES, LLC
Care of: Eric Brake, Sr.
Resident Agent
718 Streamside Drive
Bowie, Maryland 20721

and

UNKNOWN OWNER OF PROPERTY 3107 Good Hope Avenue, Unit N-715, Temple Hills, Map 80, Grid A4, Subdivision 5415, Acct No. 06-0612382, the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

and

THE COUNTY OF PRINCE GEORGE'S
Serve on: Stephanie P. Anderson
County Attorney

County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or claiming to have an interest in 3107 Good Hope Avenue, Unit N-715, Temple Hills

Defendant

In the Circuit Court for Prince George's County, Maryland CAE 11-09284

The object of this proceeding is to secure the following property, 3107 Good Hope Avenue, Unit N-715, Temple Hills, Account No. 06-0612382 and assessed to 22 Properties, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

3107 Good Hope Avenue, Unit N-715, Temple Hills, District 06, Map 080, Grid A4, Subdivision 5375,

Acct No. : 0612382

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon, this 13th day of 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 some newspaper having a general circulation once a week for three (3) successive weeks, before the 6th day of May, 2011, warning all persons interested in said property to be and appear in this Court by the 14th day of June, 2011, to redeem the property, 3107 Good Hope Avenue, Unit N-715, Temple Hills, Account No. 06-0612382, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, U.S. LIENS, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101135 (4-21,4-28,5-5)

NOTICE

IN THE MATTER OF:
Melissa Pantaleon

FOR THE CHANGE OF NAME TO:
Melissa Gonzalez Martinez

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-07569

A Petition has been filed to change the name of (Minor Child) Melissa Pantaleon to Melissa Gonzalez Martinez.

The latest day by which an objection to the Petition may be filed is May 13, 2011

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101120 (4-21)

NOTICE

IN THE MATTER OF:
MANIAH UNIQUE' PHILLIPS

FOR THE CHANGE OF NAME TO:
MANIAH UNIQUE' BROWNING

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-06110

A Petition has been filed to change the name of (minor child) Maniah Unique' Phillips to Maniah Unique' Browning.

The latest day by which an objection to the Petition may be filed is May 13, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101117 (4-21)

NOTICE

IN THE MATTER OF:
ANGEL DOMONIK PEREZ

FOR THE CHANGE OF NAME TO:
ANGEL LORENZO PAREDES

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-02817

A Petition has been filed to change the name of (minor child) Angel Domonik Perez to Angel Lorenzo Paredes.

The latest day by which an objection to the Petition may be filed is May 13, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101124 (4-21)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

vs. Plaintiff

Disabled Workers of America II, Inc.
Investor Services, Inc.
Charles L. Tobias, Trustee
Equity Trust Company, Custodian for the Benefit of James B. Woodruff, IRA
David H. Cohen, Substitute Trustee
The Joan and Robert Karl Revocable Trust dated 11/03/88

5605 LIVINGSTON ROAD

and

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

and

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

5605 Livingston Rd., Forest Heights, MD 20745, Election District, described as follows: All that lot of land and imps. Lt. 3 Ex 203.6 Sq Ft to P G Co. 8,807,9000 Sq. Ft. & Imps. Forest Heights BLK 3 Assmt \$342,000 Lib 16257 FL 427

Prince George's County, Maryland CAE 11-09294

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5605 Livingston Rd., Forest Heights, MD 20745 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps., Lt 3 Ex 203.6 Sq Ft to PG Co 8,807,9000 Sq. Ft. & Imps. Forest Heights Blk 3 Assmt \$342,000 Lib 16257 FL 427

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

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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2011, and redeem the property 5605 Livingston Rd., Forest Heights, Maryland 20745 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101125 (4-21,4-28,5-5)

MECHANIC'S LIEN PUBLIC AUCTION SALE

In accordance and by virtue of Commercial Law, Sections 16-202, 16-203 and 16-207, of the Maryland Annotated Code. The undersigned Garage Keepers (lienor) will sell the following vehicles at public auction for storage, repairs, and other lawful charges at the below listed locations at **10:00 A.M. on May 5, 2011:**

BROTHERS AUTO SERVICE, LLC
4620 INGRAHAM STREET
HYATTSVILLE, MD 20781

1. 2007, CHEVROLET, 4 DOOR VIN# 3GNFK16Y97G225103

UNIBODY AUTO WORLD,
4650 TENGLEWOOD DRIVE
HYATTSVILLE, MD 20781

2. 2007, HONDA, VIN# 5J6YH28797L009792

The Garage Keepers Reserve the Right to Bid at the Public Auction and the Terms of Sale are CASH. Please call LegalWork Services, LLC for inquiries at 800-991-9101

101150 (4-21,4-28)

NOTICE

IN THE MATTER OF:
Chance Teareke Hewett Williams James Everett Hewett Williams

FOR THE CHANGE OF NAME TO:
Chance Tyreke Williams James Everett Williams

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-02150

A Petition has been filed to change the name of (Minor Children) Chance Teareke Hewett Williams to Chance Tyreke Williams and James Everett Hewett Williams to James Everett Williams.

The latest day by which an objection to the Petition may be filed is May 13, 2011

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101118 (4-21)

THE PRINCE GEORGE'S POST

EMAIL:
BBOICE@PGPOST.COM

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

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 state-of-ment relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

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

A deposit shall be required at the time of sale in the amount of 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 thereaf-ter 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)

ANNOUNCEMENT

NOTICE OF ELECTION

The City of District Heights, Maryland will hold an election for the purpose of electing two Commissioners, one from each, Ward I and Ward II.

The election will take place on:
Monday May 02, 2011
Polls Open: 10am to 8pm
E. Michael Roll Municipal Building-Gymnasium
2000 Marbury Drive
District Heights, MD 20747

The following candidates have been certified to run for the Office of Commissioner in the City of District Heights:

Commissioner-Ward I
Jack C. Sims-incumbent

Commissioner-Ward II
Eddie L. Martin-incumbent

101141 (4-21,4-28)

Wishing Everyone a Very Happy Easter!