

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
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
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
145 E-4, Parcels 74, 75 & 111				
District 9				

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(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

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

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

**7807 TEMPLE STREET
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Clyde R. Skeete, dated February 29, 2008 and recorded in Liber 29500, Folio 267 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$393,000.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 19, 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 \$39,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

101004 (3-31,4-7,4-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10602 GATOR COURT
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Roger L. Gaines, dated December 21, 2007 and recorded in Liber 29193, Folio 380 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, 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 **APRIL 19, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

101005 (3-31,4-7,4-14)

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

5702 Sweetway Terrace #44, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Veronica Fortune, dated November 23, 2005, and recorded in Liber 24058 at folio 563 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 15, 2011

AT 12:00 NOON

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

BEING KNOWN AND DESIGNATED CONDOMINIUM UNIT NUMBERED FORTY-FOUR (44), IN PHASE SIX (6), BUILDING 5A, IN "BROOK-SQUARE", A CONDOMINIUM.

The property is improved by a dwelling.

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

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

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

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

101013 (3-31,4-7,4-14)

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

3504 Dixon Street, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Linda Yates, dated May 4, 2007, and recorded in Liber 27845 at folio 274 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 15, 2011

AT 12:03 PM

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

BEING KNOWN AND DESIGNATED AS LOT 17 IN BLOCK B IN A SUB-DIVISION KNOWN AS OXON RUN HILLS.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

101014 (3-31,4-7,4-14)

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Indefinite Quantity - Term Contract for Highway Structures, Contract Number 857-H(E), will be received until May 5, 2011, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on April 4, 2011, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

LEGALS

2. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. This is an Indefinite Quantity - Term contract to repair, rehabilitate, replace or construct highway structures. This solicitation will be used to establish contract terms, conditions and contract rates for these construction efforts. Specific assignments under this contract will utilize a combination of these rates to collectively develop a Work Order.

The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
750	LF	Temporary Concrete Traffic Barrier for Maintenance of Traffic
1000	SF	Temporary Traffic Signs
1000	CY	Class 1 Excavation
300	CY	Selected Backfill
300	LF	Reinforced Concrete Pipe Class 4 -48 INCH TO 54 INCH Dia.
300	LF	Reinforced Concrete Pipe Class 4 -60 INCH TO 72 INCH Dia.
300	LF	Reinforced Concrete Pipe Class 4 -78 INCH TO 84 INCH Dia.
300	LF	Reinforced Concrete Elliptical Pipe Class 4 - 48 INCH TO 54 INCH Dia. Equivalent
300	LF	Reinforced Concrete Elliptical Pipe Class 4 - 60 INCH TO 72 INCH Dia. Equivalent
300	LF	Reinforced Concrete Elliptical Pipe Class 4 - 78 INCH TO 84 INCH Dia. Equivalent
750	CY	Structural Excavation (Class 3)
250	SY	Removal of Existing Concrete Deck Slab
1000	LF	Steel HP 12x53 Piles
1500	SF	Steel Sheet Piling
200	LF	FRP Jackets/Epoxy for Piles
200	CY	Substructures Concrete
200	CY	Superstructures HPC Concrete -SHA Mix No. 11
200	CY	Superstructures HPC Lightweight Concrete -SHA Mix No. 12
500	CF	Repair of Deteriorated Concrete Using SHA Mix 6
750	SF	Trowel Grade Mortar
1500	LF	Crack Repairs by Pressure Injection
3000	SF	Patching Existing Concrete Deck
1500	CF	Install Three Inch (3") Pneumatically Applied Concrete With Polypropylene Fiber
1500	SF	Structural Patch with Polypropylene Fiber
500	SY	Crack Sealing Using High Molecular Weight Methacrylate - Flooding
2500	SF	Cleaning and Painting Existing Structural Steel
200	LF	Rehabilitation of Bridge Joints at Abutment/Pier (Without Retainer Angle) Compression Seal
2000	SF	Epoxy Protective Coating for Concrete
200	TON	Class II Riprap
300	TON	Gabion
500	SY	Graded Aggregate Base Course - 4 Inch Lift
500	SY	Milling Hot Mix Asphalt Paving 0" to 2" Deep
1000	TON	Hot Mix Asphalt Super Pave 9.5 mm PG 64-22
1000	LF	Filling Cracks in Hot Mix Asphalt Pavements
1000	LF	Standard Concrete Combination Curb and Gutter
1000	LF	Galvanized Metal Traffic Barrier W Beam using Six Foot(6') Posts
1000	LF	Replace Traffic Barrier W Beam Panel
500	LF	Galvanized Chain Link fence - Up to Four Foot (4') High

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Indefinite Quantity - Term Contract for Highway Structures, Contract No. 857-H(E)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on April 22, 2011, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project requires a minimum of 20% MBE subcontracting.

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

101028 (3-31,4-7,4-14)

COUNTY COUNCIL HEARING

**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND**

NOTICE OF PUBLIC HEARING

**MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION (M-NCPPC)**

PROPOSED FISCAL YEAR 2011-2012

**OPERATING AND CAPITAL BUDGETS AND THE
M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR**

FISCAL YEARS 2012-2017

**TUESDAY, APRIL 26, 2011
6:30 P.M.**

**COUNCIL HEARING ROOM, FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

Copies of the proposed budget will be available, upon request, at the Parks and Recreation Administration Building in Riverdale, or the M-NCPPC Public Affairs Office, and the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. In addition, copies will be available for review at all branches of the Prince George's County Memorial Library System. Copies of the County Executive's recommendations will be available in the office of the Clerk of the County Council.

Members of the public are invited to express their views concerning the proposed budget. Persons wishing to testify are requested to telephone the Office of the Clerk of the Council, at (301) 952-3600, TDD (301) 925-5167 in advance. Registration will also be available at the hearing. Speakers will be allowed three minutes each. If possible, a written statement should be submitted at the time of presentation.

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

ATTEST:
Redis C. Floyd
Clerk of the Council

Those wishing to testify at this hearing, or to receive copies of the proposed documents, 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. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

101034 (4-7,4-14)

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

**8119 ALLENDALE DRIVE
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Sri Wahyuni Obasiolu, dated January 10, 2005 and recorded in Liber 21433, Folio 432 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$118,750.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 19, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$11,600.00 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

101003 (3-31-4-7-4-21)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Tree Removal Program At Various Locations, Phase II, Contract Number 861-H (D), will be received until April 29, 2011, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on April 4, 2011, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

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

QUANTITY	UNIT	DESCRIPTION
2000	SY	Furnish and Place topsoil four inch (4") depth
2000	SY	Permanent Seeding and Mulching
500	EA	Tree Removal, Zero to Six Inches Diameter (0" - 6" DBH)
750	EA	Tree Removal, Greater Than Six Inches to Twelve Inches Diameter (>6" - 12" DBH)
1250	EA	Tree Removal, Greater Than Twelve Inches to Twenty Four Inches Diameter (>12" - 24" DBH)
500	EA	Tree Removal, Greater Than Twenty Four Inches to Thirty Six Inches Diameter (>24" - 36" DBH)
10	EA	Tree Removal, Greater Than Thirty Six Inches Diameter (>36" DBH)
500	EA	Tree Roots Removal

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Tree Removal Program At Various Locations, Phase II, Contract No. 861-H (D)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on April 15, 2011, at 11:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

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

101019 (3-31,4-7,4-14)

**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 Beltville 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

**The
Prince
George's
Post**

Newspaper

Wishes

Everyone

a Safe

Weekend

REMEMBER

DON'T

DRINK AND

DRIVE!

CALL:

301-627-0900

FAX:

301-627-6260

LEGALS

**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.

**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**

101050 (4-7,4-14,4-21)

LEGALS

NOTICE

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

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

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.

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)

NOTICE

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

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

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.
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)

**Joseph A. Trevino, Esquire
7903 Belle Point Drive
Greenbelt, MD 20770
301-441-3131**

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ELLEN JOSEPHINE
POLLARD**

Notice is given that Clarissa C. Pollard, whose address is 8016 Ashford Blvd., Laurel, MD 20707 was on March 25, 2011 appointed personal representative of the estate of Mary Ellen Josephine Pollard, who died on December 22, 2010, without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 25th day of 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.

CLARISSA C. POLLARD
Personal Representative

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

Estate No. 86809
101024 (3-31,4-7,4-14)

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 Wanda R. Williams whose address is 9815 Dorval Avenue, Upper Marlboro, MD 20772, was on March 29, 2011 appointed personal representative of the estate of Linwood Clarence Mosley who died on February 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 29th day of 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.

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
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

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Jonathan Armstead
Wilhelmina H. Armstead
2403 Fort Drive
Suitland, MD 20746
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-38748

Notice is hereby given this 28th 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 28th day of April, 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 28th day of April, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$92,500.00. The property sold herein is known as 2403 Fort Drive, Suitland, MD 20746.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101023 (3-31,4-7,4-14)

ORDER OF PUBLICATION

BRONZELLA JACKSON
Plaintiff
v.
PREFERRED HOLDINGS, INC.
Defendant

CHRISTOPHER PALMER, IND & T/A PREFERRED HOLDINGS, INC.
Defendant

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAL 10-08770

This is to give notice that on the 30th day of March, 2010, Plaintiff, Bronzella Jackson, filed a Breach of Contract, Unjust Enrichment, and Intentional Misrepresentation Complaint in the Circuit Court of Maryland for Prince George's County Against Christopher Palmer and Preferred Holdings, Inc. The Complaint requests that Judgment be Entered Against Defendants and in Favor of Plaintiff in the amount of One Hundred and Seventy Thousand, Six Hundred and Eleven Dollars (\$170,611.00) as and for Breach of Contract, Unjust Enrichment and Intentional Misrepresentation.

Defendant Christopher Palmer's last known address is: 1118 Hamilton St., NE, Washington, DC 20011. Defendant Preferred Holdings, Inc.'s last known address is P.O. Box 4429, Washington, DC 20017.

Whereupon, it was Ordered by the Circuit Court for Prince George's County on January 24, 2011 that the Clerk of Court cause this Notice to be POSTED by the sheriff at the courthouse door or on a bulletin board within its immediate vicinity, and shall mail the Notice to Christopher Palmer and Preferred Holdings, Inc.'s last known address. It was further Ordered by the Circuit Court for Prince George's County on January 24, 2011 that the Clerk of Court cause this Notice to be PUBLISHED at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George's County, giving notice to the Defendants the object and substance of the Complaint and warning both Defendants to show cause, if any there may be, why the relief requested should not be granted.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
101029 (3-31,4-7,4-14)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
Plaintiff
v.
TRACY MARONEY
and
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
and
LITTON LOAN SERVICING, LP
and
FRIEDMAN & MACFAYDEN, PA, TRUSTEE
and
PRINCE GEORGE'S COUNTY

Property Address: 1730 Tenney St
Account Number: 06 0589192
Description: LTS 1 Thru 6, 11,513.0000 Sq. Ft. Dupont Heights Blk 4
Assmt: \$35,750.00
Liber/Folio: 10268/430
Assessed To: Waldron, Geoffrey & Gloria

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 29th day of March, 2011, by the Circuit Court for Prince George's County;
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 22nd day of April, 2011, warning all persons interested in

Property Address: 914 Cedar Heights Drive
Account Number: 18 1995653
Description: Lots 239,240 5,720.0000 Sq. Ft. Cedar Heights Assmt: \$35,170.00
Liber/Folio: 25603/653
Assessed To: Maroney, Tracey

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-07646

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

Property Address: 914 Cedar Heights Drive
Account Number: 18 1995653
Description: Lots 239,240 5,720.0000 Sq. Ft. Cedar Heights Assmt: \$35,170.00
Liber/Folio: 25603/653
Assessed To: Maroney, Tracey

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 29th day of March, 2011, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 22nd day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 31st day of May, 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
101033 (3-31,4-7,4-14)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
Plaintiff
v.
GEOFFREY WALDRON
and
GLORIA WALDRON
and
WELLS FARGO BANK, NATIONAL ASSOCIATION F/K/A SUBURBAN TRUST COMPANY
and
RICHARD L. WALKER, TRUSTEE
and
F. IRA WHEATLEY, TRUSTEE
and
GE CAPITAL COMMERCIAL INC. F/K/A ASSOCIATES CAPITAL COMPANY, INC.
and
E. SPENCER FITZGERALD, TRUSTEE
and
JEROME MALIN, TRUSTEE
and
PRINCE GEORGE'S COUNTY

Property Address: 1730 Tenney St
Account Number: 06 0589192
Description: LTS 1 Thru 6, 11,513.0000 Sq. Ft. Dupont Heights Blk 4
Assmt: \$35,750.00
Liber/Folio: 10268/430
Assessed To: Waldron, Geoffrey & Gloria

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 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

the said properties to be and appear in this Court by the 31st day of May, 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
101032 (3-31,4-7,4-14)

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

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.

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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LOUIS H LAYTON III

Notice is given that Laura Ann Graham whose address is 6109 Tamar Drive, Columbia, MD 21045 was on February 25, 2011 appointed personal representative of the small estate of Louis H. Layton III who died on January 31, 2011 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file 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) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within three days from the mailing or other delivery of the notice.
Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

LAURA ANN GRAHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 86842
101078 (4-14)

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

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.

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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROSEMARY FERGUSON

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within three days from the mailing or other delivery of the notice.
Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

LAURA ANN GRAHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 86782
101105 (4-14,4-21,4-28)

LEGALS

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

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.

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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LOUIS H LAYTON III

Notice is given that Laura Ann Graham whose address is 6109 Tamar Drive, Columbia, MD 21045 was on February 25, 2011 appointed personal representative of the small estate of Louis H. Layton III who died on January 31, 2011 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file 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) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within three days from the mailing or other delivery of the notice.
Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

LAURA ANN GRAHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 86842
101078 (4-14)

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# 1FMYU03132KC49018
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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within three days from the mailing or other delivery of the notice.
Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

LAURA ANN GRAHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 86782
101105 (4-14,4-21,4-28)

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.
Vivian Ogechi-Onyeanus, a/k/a Vivian Onyeanus
Emmanuel Onyeanus
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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JAMES W ANDERSON

Notice is given that Valerie J. Felter whose address is 5733 Meyer Avenue, New Market, MD 21774 was on March 31, 2011 appointed personal representative of the estate of James W. Anderson who died on February 20, 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.

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
4407 Maple Road, Suitland, MD 20746-3520**

By virtue of the power and authority contained in a Deed of Trust from HARRY T. BUNTING and NANCY W. BUNTING, dated April 25, 2001 and recorded in Liber 14611 at Folio 098 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 2:00 P.M.**

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

Lot numbered 7 in Block Lettered "F" in the subdivision known as "Upper Morningside" as per plat thereof recorded among the land records of Prince George's County, Maryland in Plat Book 339 at Plat 44. Being in the Sixth Election District.

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

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.50% 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**

101049 (4-7,4-14,4-21)

NOTICE

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

Substitute Trustees

vs.
CHRISTINA LUCARA
8038 Sandy Spring Road, Unit 8038
Laurel, MD 20707

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-39335**

Notice is hereby given this 28th day of March, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8038 Sandy Spring Road, Unit 8038, Laurel, MD 20707, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 28th day of April, 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 28th day of April, 2011, next.

The Report of Sale states the amount of sale to be One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101025 (3-31,4-7,4-14)

NOTICE

**Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolis
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

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

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

**9700 GOLDEN EAGLE COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Elizabeth A. Pinkard-Adams, dated November 8, 2006 and recorded in Liber 27476, Folio 169 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,000.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 19, 2011 AT 11:00 AM.**

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

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

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

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

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

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

101027 (3-31,4-7,4-14)

**BOARD OF LICENSE
COMMISSIONERS**

Notice of Public Hearing

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County, on April 28, 2011 and will be heard on June 28, 2011. Those licenses are:

Class B, Beer, Wine and Liquor – 17
BL58

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

Public Hearings are also scheduled for May 4, 2011 and May 11, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
March 18, 2011
101040 (4-7,4-14)

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

**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

Deborah K. Curran, et al.
Substitute Trustees

Plaintiffs

vs.

**Lashonne Jones and
Joseph Jones**

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

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

Plaintiff
Substitute
Trustee

vs.

RICARDO THOMPSON
1211 Doewood Lane
Capitol Heights, MD 20743

**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)

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

Plaintiffs

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

Plaintiffs

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)

THE PRINCE GEORGE'S POST

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

**Have a Safe
Weekend**

Remember, Don't

Drink Alcohol and Drive!

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT
Board of License Commissioners
(Liquor Control Board)
JUNE 22, 2010

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

NEW - BLX

Amit Patel, President for a Class B, BLX, Beer, Wine and Liquor License for the use of Shivem Inc., t/a Side Pockets Sports Bar & Grill, 14933 Baltimore Avenue, Laurel, 20707.

TRANSFER

Balkrishna G. Patel, Member/Authorized Person, Gautam G. Patel, Member/Authorized Person for a Class A, Beer, Wine and Liquor License for the use of Radhika, LLC, t/a Penn Mar Liquors, 3022 Donnell Drive, Forestville, 20747 transfer from Mega Corporation, t/a Penn Mar Liquors, Philip Ferrara, President/Treasurer, Mary Helen Ferrara, Vice President/Secretary.

Jose S. Flores, Authorized Person, Ramon Arbariza, Authorized Person, Manual J. Mendoza, Authorized Person for a Class B, Beer, Wine and Liquor License for the use of El Amate II, LLC, t/a El Amate II Restaurant, 2420 University Blvd, East, Hyattsville, 20783 transfer from Ledo Restaurant, Inc., t/a Ledo Restaurant, Thomas E. Marcos, Jr., President/Secretary, James L. Marcos, Vice President/Treasurer.

Brian Pappas, President/Treasurer, Demetrios Goumis, Vice President for a Class B, Beer, Wine and Liquor License for the use of Mama Stella's Pasta House, Inc., t/a Mama Stella's Pasta House, 7918 Old Branch Avenue, Clinton, 20735 transfer from Mama Stella's Pasta House, Inc., t/a Mama Stella's Pasta House, Demetrios Goumis, President/Treasurer, Eleanor Goumis, Vice President/Secretary.

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

Cheung Chen, President/Vice President/Secretary for a Class B, Beer, Wine and Liquor License for the use of HWC Restaurant, Inc., t/a Young Chow Restaurant, 8900 Woodyard Road, Clinton, 20735 transfer from HWC Restaurant, Inc., t/a Young Chow Restaurant, Wai Chen, President/Treasurer, Chung Chen, Vice President, Shai Wan Chan, Secretary.

Min Choi, Managing Member for a Class B+, Beer, Wine and Liquor License for the use of EINS Management, LLC, t/a M.C. Spirits & Grill, 7568 Annapolis Road, #315, Lanham, 20706 transfer from Jin Lee Enterprises, Inc., t/a Jin's Place, Jin Lee, President, Jeremy R. Harris, Authorized Member.

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

Mark Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person for a Class B, BLX, Beer, Wine and Liquor License for the use of Potomac of Prince George's LLC, t/a Applebee's (College Park), 7242 Baltimore Avenue, College Park, 20740 transfer from Applebee's Restaurant Maryland License, t/a Applebee's (College Park), Kevin P. Hyland, Authorized Person, Mark J. Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person.

Mark Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person for a Class B, BLX, Beer, Wine and Liquor License for the use of Potomac of Prince George's LLC, t/a Applebee's (Forestville), 3447 Donnell Drive, Forestville, 20747 transfer from Applebee's Restaurant Maryland License, t/a Applebee's (Forestville), Kevin P. Hyland, Authorized Person, Mark J. Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person.

Mark Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person for a Class B, BLX, Beer, Wine and Liquor License for the use of Applebee's Restaurant Maryland Licensing LLC, t/a Applebee's (Laurel), 13600 Baltimore Avenue, #400, Laurel, 20707 transfer from Applebee's Restaurant Maryland License, t/a Applebee's (Laurel), Kevin P. Hyland, Authorized Person, Mark J. Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person.

Dong Ki Kim, Partner, Byong Kuk Sol, Partner for a Class B, BLX, Beer, Wine and Liquor License for the use of t/a Rio Bravo Restaurant,

2031-C University Blvd., Hyattsville, 20783 transfer from S.K. Enterprises, Inc., t/a Rio Bravo, Tak Yoon, President/Secretary/Treasurer.

Shan A. Zhang, Member-Manager, Shui Ping Zhang, Member for a Class D, Beer and Wine License for the use of Zhang Restaurant, LLC, t/a China Best Restaurant, 5490 St. Barnabas Road, Oxon Hill, 20745 transfer from China City, Inc., t/a China Best Restaurant, Mei Juan Lin, President/Secretary/Treasurer.

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

TRANSFER OF LOCATION

Isilda Emilia Vasquez, Authorized Person for a Class B, Beer and Wine License for the use of Pupuseria Emily, LLC, t/a Pupuseria Emily, 6824 Riggs Road, Hyattsville, 20783 transfer of location from Emily's Restaurant, Inc., t/a Emily's Restaurant, 2065 University Blvd., Hyattsville, 20783, Jorge A. Vasquez, President/Secretary/Treasurer, Isilda A. Vasquez, Assistant Secretary.

NEW

Angelo Braddock, Owner for a Class B, Beer, Wine and Liquor License for the use of t/a A & M Restaurant and Lounge, 4939 Temple Hill Road, Temple Hills, 20748.

Romeo Ponce, President/Secretary/Treasurer Class B, Beer, Wine and Liquor License for the use of El Gran Chaparral, Inc., t/a El Gran Chaparral, 8307 Annapolis Road, New Carrollton, 20784.

Jorge Vasquez, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of Emily's Restaurant, Inc., t/a Emily's Restaurant, 2065 University Blvd., Hyattsville, 20783.

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

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, April 26, 2011. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
March 7, 2011

101041 (4-7-4-14)

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 April 26th, 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# 5241 1996 TOYOTA Camry
VIN# 4T1BG12K7TU662689
LUCAS PERFORMANCE
8840 WASHINGTON BLVD #B
JESSUP

LOT# 5243 2007 HYUNDAI Sonata-V6
VIN# 5NPEU46F77H167725
PHILMARK MOTOR CARS
5511 ALLENTOWN ROAD
CAMP SPRINGS

LOT# 5288 1997 DODGE TRUCK Ram 1500 Pickup-V8
VIN# 3B7HF13Y9VG802249
KARZ, INC
302 S EDGEWOOD DR
FUNKSTOWN

LOT# 5299 2001 FORD Focus-4 Cyl.
VIN# 1FAFP34P31W240713
RACE TRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT# 5314 2003 MERCEDES-BENZ E Class
VIN# WDBUF65J23A173343
HILLTOP MOTORS INC
4863 MARLBORO PIKE
CAPITOL HEIGHTS

LOT# 5410 1993 CHEVROLET

Corvette
VIN# 1G1YY23P0P5110083
ALTERNATIVE MOTORS
9615 LANHAM SEVERN RD
LANHAM

LOT# 5412 2000 CADILLAC Deville-V8
VIN# 1G6KF579XYU213456
SOUTHSIDE AUTO SERVICE, INC
808 CRAIN HWY
BOWIE

LOT# 5414 2005 NISSAN Sentra-4 Cyl.
VIN# 3N1CB51A95L550242
ALLSTAR AUTOBODY, INC
4803 RHODE ISLAND AVE
HYATTSVILLE

LOT# 5418 1997 HONDA Accord
VIN# 1HGCD7204VA015465
PERFORMANCE MOTORSPORTS
6653 WASHINGTON BLVD
ELKRIDGE

LOT# 5430 2004 FORD TRUCK Expedition-V8
VIN# 1FMFU18L84LB01581
SAVCO
1701 EAST JOPPA RD
BALTIMORE

LOT# 5431 2009 MITSUBISHI Galant-4 Cyl.
VIN# 4A3AB36F79E038009
CLASSIC AUTO REPAIR
11725 PIKA DRIVE
WALDORF

LOT# 5432 1988 CHEVROLET 1500
VIN# 1GCD1C4H2JZ143320
BERNIE'S AUTOMOTIVE SERVICES, INC
601 D BACK RIVER NECK RD
BALTIMORE

TERMS OF SALE: CASH PUBLIC SALE

The Auctioneer reserves the right to post a Minimum Bid

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

101046 (4-7-4-14)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
v.
CHARMAINE FLOWERS

and
C.W. COBB & ASSOCIATES, INC.

and
ARTHUR F. KONOPKA, TRUSTEE

and
S.K. MATRICARDI, TRUSTEE

and
PRINCE GEORGE'S COUNTY

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

Property Address: 0 Clovis Ave
Account Number: 18 2083244
Description: LTS 6.7, 4,000.0000
Sq. Ft. Capitol Heights Blk 53
Asmt: \$35,000.00
Liber/Folio: 20720/585
Assessed To: Flowers, Charmaine

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-07644

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

Property Address: 0 Clovis Ave
Account Number: 18 2083244
Description: LTS 6.7, 4,000.0000
Sq. Ft. Capitol Heights Blk 53
Asmt: \$35,000.00
Liber/Folio: 20720/585
Assessed To: Flowers, Charmaine

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 elapsed.

It is thereupon this 29th day of March, 2011, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 22nd day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 31st day of May, 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
101031 (3-31,4-7,4-14)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Afam Okafor
7212 Split Rail Lane
Laurel, MD 20707

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-15369

Notice is hereby given this 25th 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 25th day of April, 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 25th day of April, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$224,801.87. The property sold herein is known as 7212 Split Rail Lane, Laurel, MD 20707.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101015 (3-31,4-7,4-14)

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.

Miyoko Tarnar
728 Nova Avenue
Capitol Heights, MD 20743

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-39336

Notice is hereby given this 25th 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 25th day of April, 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 25th day of April, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$56,000.00. The property sold herein is known as 728 Nova Avenue, 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
101021 (3-31,4-7,4-14)

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

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

Case No: CAE11-05642

ORDER OF PUBLICATION

This is to give notice that on the 25th day of February 2011, a Petition for Guardianship of a Minor Child, KYLE L. ROBERTS, was filed in the Circuit Court for Prince George's County, Maryland, by MARSHA MATTHEWS-DAWES, Petitioner, against KELLY LYNN ROBERTS, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, KELLY LYNN ROBERTS, last known address is 16111 Old Marshall Hall Road, Accokeek, MD 20607, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth mother's and birth father's whereabouts are currently unknown and that they have made attempts to locate the birth mother and birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-05642, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 22nd day of March, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 22nd day of April, 2011, giving notice to KELLY LYNN ROBERTS, birth mother, and UNKNOWN BIRTH FATHER, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 29th day of April, 2011 why the relief requested should not be granted.

MARILYNN M. BLAND
CLERK
101026 (3-31,4-7,4-14)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

Plaintiffs

vs.

Larry Chapman aka
Larry F Chapman SR

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 8 L, 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

v.

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

Plaintiffs

vs.

Adedeji A Adebiyi aka
Ayinde Adebiyi and
Khadijat Adebiyi

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

Plaintiffs

vs.

Olusegun Adekunle Okegbenro

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)

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.

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

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 Oluymisi 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 Oluymisi 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)

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
S10-073A	Civil Engineering, Environmental Engineering and Construction Management Services "EXTENDED"	Pre-Bid Conference: Occurred Closes: 4/29/11 @ 3:00 p.m.	\$25.00

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

*The Prince
 George's Post
 Newspaper
 Call
 (301) 627-0900
 or
 Fax
 (301) 627-6260

 Your
 Newspaper
 of
 Legal Record*