

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 2007 submitted by the County Executive on April 13, 2006 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 (4-7,4-14)

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 19, 2011

**COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on **Tuesday, April 19, 2011**, the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

Appointment of the following individual as Director of Homeland Security for Prince George's County:

Mr. Brian R. Moe

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

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

Attest:
Redis C. Floyd
Clerk of the Council

101037 (4-7)

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 19, 2011

**COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND**

Notice is hereby given that on **Tuesday, April 19, 2011** the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

Appointment of the following individual as Director of Human Resources Management for Prince George's County

Ms. Stephanye R. Maxwell

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

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

Attest:
Redis C. Floyd
Clerk of the Council

101036 (4-7)

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,

LEGALS

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.

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:

LEGALS

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
500	LF	Replace Traffic Barrier W Beam Panel 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)

**NOTICE OF PUBLIC HEARING
REDISTRICTING COMMISSION
SATURDAY, APRIL 9, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

10:30 A.M. – 12:00 P.M.

Notice is hereby given that on **Saturday, April 9, 2011** the Prince George's County Redistricting Commission will hold a public hearing to address the recent 2010 Census data and how it will impact the formulation of the 2011 Redistricting Plan.

All interested persons are invited to express their views and provide input to the Redistricting Commission. Statements may be submitted in writing or presented verbally at the public hearing.

Written comments may be submitted to: Redistricting Commission c/o Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 and should be submitted at or before the hearing.

Those wishing to testify at this hearing, or submit written comments are urged to contact the Redistricting Commission c/o Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone (301) 952-3600, TDD (301) 925-5167.

BY ORDER OF THE REDISTRICTING COMMISSION
PRINCE GEORGE'S COUNTY, MARYLAND
Sharon Taylor, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

101017 (3-31,4-7)

**TOWN OF UNIVERSITY PARK
LEGISLATIVE RESOLUTION 11-CR-01**

On February 28, 2011, the Common Council adopted, and on March 9, 2011, the Mayor signed, Legislative Resolution 11-CR-01, to amend the Charter of the Town of University Park, by repealing and re-enacting Article III, "Mayor and Common Council", Section 311, "Enactment of Ordinances", of said Charter to delete the option that allows one-half of the persons who voted in the last general election to petition an ordinance to referendum. This Charter amendment does not affect the option that allows 20% of the qualified voters of the Town to petition an ordinance to referendum.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 for forty days, until April 18, 2011. The amendment will take effect on April 19, 2011, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK
By: John Rogard Tabori, Mayor

Suellen M. Ferguson, Esq.
Town Attorney

100942 (3-17,3-24,3-31,4-7)

LEGALS

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
*S11-019	Marketing and Graphic Design Services for Prince George's County "EXTENDED"	Pre-Bid Conference: Occurred Closes: 4/21/11 @ 3:00 p.m.	\$ 5.50
10-0010	DPW&T Warehouse Waterline Extension "EXTENDED"	EXTENDED: Closes: 4/14/2011 @ 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, 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

101051 (4-7)

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)

COUNTY COUNCIL HEARING

**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING
WASHINGTON SUBURBAN SANITARY COMMISSION
PROPOSED FISCAL YEAR 2011-2012 OPERATING & CAPITAL
BUDGETS AND THE
WASHINGTON SUBURBAN SANITARY COMMISSION
CAPITAL IMPROVEMENT PROGRAM FOR
WATER AND SEWERAGE, FOR FISCAL YEARS 2012-2017**

**TUESDAY, APRIL 12, 2011
1:30 P.M.**

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

Copies of the proposed budgets will be available at the Washington Suburban Sanitary Commission, 14501 Sweitzer Lane, Laurel, Maryland, and the Office of the Clerk of the Council, County Administration Building, Room 2198, Upper Marlboro, Maryland. Copies of the County Executive's recommendations will be available in the Office of the Clerk of the 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, TTY (301)-925-5167 in advance. Speakers will be allowed three minutes each. 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

101018 (3-31,4-7)

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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, APRIL 26, 2011
AT 2:10 P.M.**

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

Being known and designated at Lot 76 and 77 in Block 46 in a subdivision known as GREATER CAPITOL HEIGHTS as per plat thereof recorded in Plat Book BDSI at plat 63 among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL E. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

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

LEGALS

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

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMILLEE HINES

Notice is given that Lisa Kornegay whose address is 2505 Jameson Street, Temple Hills, MD 20748, was on March 24, 2011 appointed personal representative of the small estate of Emillee Hines, who died on March 15, 2011, without a will.

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

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

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

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

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

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

LISA KORNEGAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 87060
101038 (4-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ASTER ASSEFA

Notice is given that Yohannis Abate whose address is 308 Stony Hill Court, Fort Washington, MD 20744 was on March 23, 2011 appointed personal representative of the small estate of Aster Assefa, who died on December 20, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

YOHANNIS ABATE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 87081
101042 (4-7)

*Place Your Legal Ads In the Prince George's
Post Newspaper
Call 301-627-0900*

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**
**12118 BIRCHVIEW DRIVE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Kenneth Sanders and Ellen R. Sanders, dated September 10, 1993 and recorded in Liber 9037, Folio 394 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$178,149.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 12, 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 \$12,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

100958 (3-24,3-31,4-7)

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 AS "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, MD 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY**
**4200 LAVENDER TERRACE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Heather G. Roberts, dated February 13, 2007 and recorded in Liber 31202, Folio 280 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$282,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 12, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

100971 (3-24,3-31,4-7)

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
11303 Gunpowder Drive, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Pedro A. Estrada and Claudina Vega, dated November 14, 2006, and recorded in Liber 26956 at folio 299 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 11, 2011
AT 12:00 NOON**

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

LOT NUMBERED THIRTY-ONE (31) IN BLOCK LETTERED "O" IN THE SUBDIVISION KNOWN AS "PART OF BLOCKS 'O', 'U', 'V', & 'W', ARAGONA VILLAGE"

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 \$49,000.00 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

100959 (3-24,3-31,4-7)

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 (3-31,4-7,4-13)

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

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

**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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY EDWARD JOHNSON

Notice is given that Theresa Johnson whose address is 12600 Lunan Road, Clinton, MD 20735, was on March 24, 2011 appointed personal representative of the small estate of Larry Edward Johnson, who died on January 24, 2011, without a will.

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

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

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

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

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

THERESA JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 87113
101056 (4-7)

**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)

**THE
PRINCE
GEORGE'S POST
NEWSPAPER
WISH
YOU AND YOUR
FAMILIES A
SAFE
THANKSGIVING
WEEKEND!
PLEASE
DON'T DRINK
ALCOHOL AND
DRIVE!**

LEGALS

NOTICE

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

v.
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

And
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

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 County of Prince George's

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)

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)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
TERRENCE A. BLACKWELL**
Estate No.: 86767

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by WILLIAM BLACKWELL for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **May 5, 2011 at 9:30 AM.**

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

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

101010 (3-31.4-7)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARION D ASKEW JR.

Notice is given that Alfred J. Szczerbicki, whose address is 28 Allegheny Avenue, Suite 500, Towson, MD 21204 was on February 17, 2011 appointed personal representative of the estate of Marion D Askew, Jr., who died on February 18, 2009 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 17th day of August, 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.

ALFRED J SZCZERBICKI
Personal Representative

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

Estate No. 83085
100981 (3-24.3-31.4-7)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
Plaintiff

v.
JEMAL'S FAIRFIELD FARMS L.L.C.
and
PCH INVESTMENTS, L.L.C.

and
LAURENCE ROSCHER, TRUSTEE
and
JOHN ARNESS, TRUSTEE
and
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
and
BRANDYWINE SAND AND GRAVEL COMPANY
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: 4700 Addison Rd
Account Number: 18 1992064
Description: Fr 71.27 F Lts 6.7 & Fr 71.27 F of W 32 F Lt 5 (Ent Imp Raz 12/1/08) 10,512.0000 Sq. Ft. Beaver Heights Blk N
Assmt: \$42,900.00
Liber/Folio: 30114/316
Assessed To: Jemal's Fairfield Farms L.L.C.

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-06424

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

Property Address: 4700 Addison Rd
Account Number: 18 1992064
Description: Fr 71.27 F Lts 6.7 & Fr 71.27 F of W 32 F Lt 5 (Ent Imp Raz 12/1/08) 10,512.0000 Sq. Ft. Beaver Heights Blk N
Assmt: \$42,900.00
Liber/Folio: 30114/316
Assessed To: Jemal's Fairfield Farms L.L.C.

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 15th 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 8th day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 17th 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 encum-

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

True Copy—Test:
Marilynn M. Bland, Clerk

100965 (3-24.3-31.4-7)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
Plaintiff

v.
MICHAEL H. HOLLY
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 Southern Ave
Account Number: 18 2098911
Description: 6,000.0000 Sq. Ft. George J Bradbury Lot 4
Assmt: \$38,400.00
Liber/Folio: 24886/215
Assessed To: Holly, Michael H

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-06495

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

Property Address: 0 Southern Ave
Account Number: 18 2098911
Description: 6,000.0000 Sq. Ft. George J Bradbury Lot 4
Assmt: \$38,400.00
Liber/Folio: 24886/215
Assessed To: Holly, Michael H

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 15th 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 8th day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 17th 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
100968 (3-24.3-31.4-7)

STEPHEN C. HOSEA, ESQUIRE
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.
888 Bestgate Road, Suite 304
Annapolis, MD 21401
410-266-9909

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CHARLES EMANUEL ROBINSON, JR.

Notice is given that Tracey L. Hatcher, whose address is 3404 Brinkley Road, Unit 303, Temple Hills, MD 20748 was on March 17, 2011 appointed personal representative of the estate of Charles Emanuel Robinson, Jr. who died on January 29, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 17th 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.

TRACEY L. HATCHER
Personal Representative

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

Estate No. 87027
100962 (3-24.3-31.4-7)

LEGALS

**BIG TINY TOWING
AUTO CLINIC, INC.**
6118 Central Ave.
Capitol Heights, MD 20743
301-322-4141

MECHANIC'S LIEN SALE

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

1984 FORD RANGER P/U
VIN #: 1FTBR10SXEU829627

1992 ISUZU TROOPER
VIN #: JACDH58V4N7911100

1990 DODGE TK
VIN #: 1B7GL26X7LS766483

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday, April 9, 2011, at 10:00 A.M.**

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

Big Tiny's Towing & Auto Clinic; Lienor

101030 (3-31.4-7)

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: CAE11-04506

ORDER OF PUBLICATION

This is to give notice that on the 14th day of February, 2011, a Petition for Guardianship of a Minor Child, IMAN AMEEN, was filed in the Circuit Court for Prince George's County, Maryland, by PRISCILLA L. AMINU and MAJID AMINU, Petitioners, against RIANNA AMEEN, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, RIANNA AMEEN, is deceased and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-04506, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 18th 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 18th day of April, 2011, giving notice to the UNKNOWN BIRTH FATHER, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 25th day of April, 2011, why the relief requested should not be granted.

MARILYNN M. BLAND
CLERK

100978 (3-24.3-31.4-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANNIE L WHITTINGTON

Notice is given that Frank L. Whittington, whose address is 1933 Beecham Court, Mitchellville, MD 20721 was on March 18, 2011 appointed personal representative of the estate of Annie L Whittington, who died on February 15, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 18th 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.

FRANK L WHITTINGTON
Personal Representative

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

Estate No. 87049
100980 (3-24.3-31.4-7)

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.
Latanya Herron,
Personal Representative for the Estate of Virginia Gibbs
9319 Wyatt Drive
Lanham, MD 20706
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-00011

Notice is hereby given this 17th 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 18th 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 18th day of April, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$118,000.00. The property sold herein is known as 9319 Wyatt Drive, Lanham, MD 20706.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
100961 (3-24.3-31.4-7)

NOTICE

BROOKSIDE PARK CONDOMINIUM, INC.
Plaintiff

vs.
BRYAN D. SHORT,
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-03273

Notice is hereby given this 17th day of March, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 576 Wilson Bridge Drive, #B-1, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Marilyn J. Brasier, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of April, 2011; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 18th day of April, 2011, next.

The report of sale states that the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to the lien of a first deed of trust, dated May 18, 2006, recorded September 13, 2006, among the Land Records of Prince George's County, in Liber 25965, folio 562, having an original principal balance of \$84,350.00; and any other prior liens, judgments or deeds of trust.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M Bland, Clerk
100960 (3-24.3-31

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

**IN THE MATTER OF:
TINA MICHELLE ROBERTS**

**FOR THE CHANGE OF
NAME TO:
TINA MICHELLE LOVE**

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-06792**

A Petition has been filed to change the name of Tina Michelle Roberts to Tina Michelle Love.

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

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

101061 (4-7)

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)

NOTICE

**IN THE MATTER OF:
ANITA SEABRON**

**FOR THE CHANGE OF
NAME TO:
BREA ASHLEE TOLBERT**

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-05001**

A Petition has been filed to change the name of Anita Seabron to Brea Ashlee Tolbert.

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

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

101060 (4-7)

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 WWV 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)

**THE PRINCE
GEORGE'S POST**

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

Editorials & Calendar

EMAIL: PGPOST@GMAIL.COM

**Have a Safe Weekend
Remember, Don't Drink**

Alcohol and Drive!

LEGALS

MECHANIC'S LIEN SALE

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# 4T1BG12K7TU0662689
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# 1FAPP34P31W240713
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# 1G1YY23POP5110083
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# 1GCD14H2J143320
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)

NOTICE

IN THE MATTER OF:
JUNIOR BRANDON GARCIA

FOR THE CHANGE OF NAME TO:
JUNIOR BRANDON MARTINEZ GARCIA

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-05138

A Petition has been filed to change the name of Junior Brandon Garcia to Junior Brandon Martinez Garcia.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
101062 (4-7)

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 Dominguez, 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 Gampo, 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 Gampo, 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 SCSG, 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)

NOTICE

IN THE MATTER OF:
KEVIN ANTONIO RIVERA

FOR THE CHANGE OF NAME TO:
KEVIN ANTONIO SANTOS

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-32899

A Petition has been filed to change the name of Kevin Antonio Rivera to Kevin Antonio Santos.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
101058 (4-7)

NOTICE

IN THE MATTER OF:
SONTEE NIMEESHA WOODS

FOR THE CHANGE OF NAME TO:
SONTEE NIMEESHA WALTON

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-06789

A Petition has been filed to change the name of Sontee Nimeesha Woods (minor child) to Sontee Nimeesha Walton.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
101065 (4-7)

NOTICE

IN THE MATTER OF:
JA' TOYIA SADE SIMPKINS

FOR THE CHANGE OF NAME TO:
JA' TOYIA SADE WORKMAN

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-05651

A Petition has been filed to change the name of Ja'Toyia Sade Simpkins to Ja'Toyia Sade Workman.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
101063 (4-7)

LEGALS

NOTICE

IN THE MATTER OF:
ARI CHANDLER GILLIAM

FOR THE CHANGE OF NAME TO:
ARI CHANDLER FAUCETTE

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-02178

A Petition has been filed to change the name of Ari Chandler Gilliam to Ari Chandler Faucette.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
101059 (4-7)

NOTICE

IN THE MATTER OF:
KEILY ILIANNA ESTRADA REYES

FOR THE CHANGE OF NAME TO:
KAYLEE ILIANNA REYES

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-06783

A Petition has been filed to change the name of Keily Ilianna Estrada Reyes (minor child) to Kaylee Ilianna Reyes.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
101064 (4-7)

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)

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 Oluyemisi 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 Oluyemisi 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 VI 185 at Plat No. 88, among the Land Records of Prince George's County, Mayland.

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 (4-7,4-14,21)

THE PRINCE GEORGE'S POST

CALL 301-627-0900

FAX 301-627-6260

Editorials & Calendar

**EMAIL:
PGPOST@GMAIL.COM**

Have a Safe Weekend

Remember, Don't

Drink Alcohol and

Drive!

LEGALS

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
 Plaintiff
 v.
 DECATUR JACKSON
 and
 THE ESTATE OF DECATUR JACKSON
 and
 THE PERSONAL REPRESENTATIVE OF THE ESTATE OF DECATUR JACKSON
 and
 THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVE, AND ASSIGNS OF DECATUR JACKSON
 and
 PRINCE GEORGE'S COUNTY

property and premises situate in the County of Prince George's
 Property Address: 7208 Hawthorne St
 Account Number: 13 1449271
 Description: 5,500.0000 Sq. Ft. & Imps. Kentland Lot 22 Blk J
 Assmt: \$137,350.00
 Liber/Folio: 25271/226
 Assessed To: Carter, Nathan & Christopher

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-06496

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

Property Address: 7208 Hawthorne St
 Account Number: 13 1449271
 Description: 5,500.0000 Sq. Ft. & Imps. Kentland Lot 22 Blk J
 Assmt: \$137,350.00
 Liber/Folio: 25271/226
 Assessed To: Carter, Nathan & Christopher

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 15th 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 8th day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 17th 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
 100967 (3-24,3-31,4-7)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
 Plaintiff
 v.
 BILL COOPER, JR.
 and
 RUBY A. COOPER
 and
 MANUFACTURERS AND TRUST COMPANY F/K/A THE FIRST NATIONAL BANK OF SOUTHERN MARYLAND
 and
 MARY HAWKINS
 and
 DAVID H. GWYNN, TRUSTEE
 and
 ROBERT Y. CLAGETT, TRUSTEE
 and
 FLEET FINANCE, INC.
 and
 MARVIN PERLIS, TRUSTEE
 and
 S. MICHAEL PINCUS, 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 Lumar Dr
 Account Number: 09 0888354
 Description: 20,000.0000 Sq. Ft. Coopers Sub Lot 2
 Assmt: \$69,932.00
 Liber/Folio: 29821/302
 Assessed To: Cooper, Bill Jr. & Ruby A

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-06493

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

Property Address: 0 Lumar Dr
 Account Number: 09 0888354
 Description: 20,000.0000 Sq. Ft. Coopers Sub Lot 2
 Assmt: \$69,932.00
 Liber/Folio: 29821/302
 Assessed To: Cooper, Bill Jr. & Ruby A

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 15th 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 8th day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 17th 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
 100966 (3-24,3-31,4-7)

LEGALS

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

P.O. Box 1729
 Upper Marlboro, Maryland 20773
**In The Estate Of:
 EDITH MARY WHITE
 Estate No.: 86606**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by JEAN E. VANDUZER for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **May 4, 2011 at 9:30 AM.**

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

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

101011 (3-31,4-7)

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)

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 18th, 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# 5179 1992 PETERBILT TRACTOR
 VIN# 1XPCD69X0NN317354
 ONE NOT THREE
 1305 RITCHIE ROAD
 CAPITAL HTS

LOT# 5411 2003 FORD TRUCK Excursion-V10
 VIN# 1FMNU41L83EB44716
 D L THOMAS ENTERPRISES
 3610 OLD SILVER HILL RD
 SUTTLAND

LOT# 5413 1997 CHEVROLET TRUCK Astro-V6
 VIN# 1GCDM19W0VB195225
 SOUTHSIDE AUTO SERVICE, INC
 808 CRAIN HWY
 BOWIE

LOT# 5415 2006 CHRYSLER 300-V8
 VIN# 2C3LA63H86H337894
 DARCARS IMPORTS
 12511 PROSPERITY DR
 SILVER SPRING

LOT# 5416 2003 BMW 325I
 VIN# WBAAZ33433KP80446
 MJS COLLISION CENTER & AUTO REPAIR
 2801 W BELVEDERE AVE
 BALTIMORE

LOT# 5417 2005 CHEVROLET TRUCK Equinox-V6
 VIN# 2CNDL73F156077309
 MJS COLLISION CENTER & AUTO REPAIR
 2801 W BELVEDERE AVE
 BALTIMORE

LOT# 5419 2006 FORD TRUCK F150
 VIN# 1FTPW14586KD56606
 PEDLAR'S AUTO BODY

LEGALS

9611 LANHAM SEVERN RD
 SEABROOK

LOT# 5420 2007 MERCEDES-BENZ S550
 VIN# WDDNG71X27A118454
 AMERI BENZ AUTO SERVICE
 4507 UPSHUR ST
 BLADENSBURG

LOT# 5421 1994 MERCEDES-BENZ S350
 VIN# WDBGB34EXRA180674
 AMERI BENZ AUTO SERVICE
 4507 UPSHUR ST
 BLADENSBURG

LOT# 5422 2002 GMC LIGHT DUTY Denali-V8
 VIN# 1GKFK66U12J147835
 NAZ AUTO BODY & PAINT LLC
 17412 LIVINGSTON RD
 ACCOKEEK

LOT# 5294 2000 FORD F450
 VIN# 1FDXW46F8YEA24430
 SKS EQUIPMENT & DIESEL REPAIR
 9973 GREEN VALLEY RD
 UNION BRIDGE

LOT# 5316B 1965
 CANADIAN/CATAMARAN 35FT
 MD# 5624J
 BALTIMORE YACHT BASIN
 2600 INSUALTOR DR
 BALTIMORE

LOT# 5415 2006 CHRYSLER 300-V8
 VIN# 2C3LA63H86H337894
 DARCARS IMPORTS
 12511 PROSPERITY DR
 SILVER SPRING

LOT# 5424 1997 CHRYSLER LHS-V6
 VIN# 2C3HC56F1VH696801
 MCDOWELL BROTHERS, INC
 11722 LANCELOT DR
 WALDORF

LOT# 5425 1999 CADILLAC Deville-V8
 VIN# 1G6KD54Y6XU777735
 JKII AUTO SERVICE CENTER
 9401 C LANHAM SEVERN RD
 LANHAM

LOT# 5426 1999 OLDSMOBILE Alero-V6
 VIN# 1G3NF52E0XC377088
 JKII AUTO SERVICE CENTER
 9401 C LANHAM SEVERN RD
 LANHAM

LOT# 5427 2002 CHEVROLET TRUCK Avalanche-V8
 VIN# 3GNKG23GX2G272123
 JKII AUTO SERVICE CENTER
 9401 C LANHAM SEVERN RD
 LANHAM

LOT# 5429 2005 CHRYSLER 300-V8
 VIN# 2C3JA63HX5H501362
 DARCARS CHRYSLER JEEP DODGE MARLOW HT
 5060 AUTH WAY
 MARLOW HEIGHTS

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

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

101012 (3-31,4-7)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
 Plaintiff
 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 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
 Assmt: \$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

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
 Assmt: \$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 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
 101031 (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

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: 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:

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 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)