

LEGALS

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
 Plaintiff
 v.
 DECATUR JACKSON
 and
 THE ESTATE OF DECATUR JACKSON

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

MANUFACTURERS AND TRUST COMPANY F/K/A THE FIRST NATIONAL BANK OF SOUTHERN MARYLAND

MARY HAWKINS
 and
 DAVID H. GWYNN, TRUSTEE

ROBERT Y. CLAGETT, TRUSTEE
 and
 FLEET FINANCE, INC.

MARVIN PERLIS, TRUSTEE
 and
 S. MICHAEL PINCUS, TRUSTEE

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

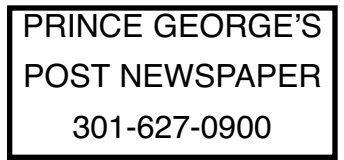
The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six

(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
 100964 (3-24,3-31,4-7)



ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC
 Plaintiff
 v.
 GEOFFREY WALDRON
 and
 GLORIA WALDRON

WELLS FARGO BANK, NATIONAL ASSOCIATION F/K/A SUBURBAN TRUST COMPANY

RICHARD L. WALKER, TRUSTEE

F. IRA WHEATLEY, TRUSTEE

DONALD F. WOOD, TRUSTEE

GE CAPITAL COMMERCIAL INC. F/K/A ASSOCIATES CAPITAL COMPANY, INC.

E. SPENCER FITZGERALD, TRUSTEE

JEROME MALIN, TRUSTEE

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: 4910 Tenney St
 Account Number: 06 0588905
 Description: LTS 7 Thru 12 8,380.0000 Sq. Ft. Dupont Heights Blk 4
 Assmt: \$35,430.00
 Liber/Folio: 10268/430
 Assessed To: Waldron, Geoffrey & Gloria

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-06420

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

Property Address: 4910 Tenney St
 Account Number: 06 0588905
 Description: LTS 7 Thru 12 8,380.0000 Sq. Ft. Dupont Heights Blk 4
 Assmt: \$35,430.00
 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 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
 SUITLAND

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
 MJ'S COLLISION CENTER & AUTO REPAIR
 2801 W BELVEDERE AVE
 BALTIMORE

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

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

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# 3GNGK23GX2G272123
 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 property and premises situate in the County of Prince George's

Property Address: 0 Clovis Ave
 Account Number: 18 2083244
 Description: LTS 6.7, 4,000.0000 Sq. Ft. Capitol Heights Blk 53
 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

Property Address: 0 Clovis Ave
 Account Number: 18 2083244
 Description: LTS 6.7, 4,000.0000

LEGALS

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

WELLS FARGO BANK, NATIONAL ASSOCIATION F/K/A SUBURBAN TRUST COMPANY

RICHARD L. WALKER, TRUSTEE

F. IRA WHEATLEY, TRUSTEE

GE CAPITAL COMMERCIAL INC. F/K/A ASSOCIATES CAPITAL COMPANY, INC.

E. SPENCER FITZGERALD, TRUSTEE

JEROME MALIN, TRUSTEE

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

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-07645

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)

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
2209 Chapman Road, Hyattsville, Maryland 20783**

By virtue of the power and authority contained in a Deed of Trust from Elsa Mendoza and Jose R Martinez, dated October 13, 2005, and recorded in Liber 23718 at folio 727 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 5, 2011
AT 12:09 PM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY THREE (23) IN BLOCK NUMBERED TWENTY SIX (26) IN A SUBDIVISION KNOWN AS "LEWISDALE".

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 \$31,000.00 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

100922 (3-17,3-24,3-31)

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
913 Cypress Point Circle, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Barry Cameron, dated June 26, 2009, and recorded in Liber 30861 at folio 411 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 5, 2011
AT 12:12 PM**

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

LOT 40 IN BLOCK "B", AS SHOWN ON THE PLAT ENTITLED, "NEW-BRIDGE PART OF BLOCK "B" AND "C".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

100924 (3-17,3-24,3-31)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
5702 Sweetway Terrace #44, Capitol Heights, Maryland 20743**

By virtue of the power and authority contained in a Deed of Trust from Veronica Fortune, dated November 23, 2005, and recorded in Liber 24058 at folio 563 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735

LEGALS

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 SUBDIVISION 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:

QUANTITY	UNIT	DESCRIPTION
750	LF	Temporary Concrete Traffic Barrier for Maintenance of Traffic
1000	SF	Temporary Traffic Signs
1000	CY	Class 1 Excavation

LEGALS

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

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

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

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

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

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

**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 Redistricting Commission will hold a public hearing on the current Redistricting Plan and the new Redistricting Plan to be drafted by the Redistricting Commission by September 1, 2011.

All interested persons are invited to express their views on the current Redistricting Plan, the new Redistricting Plan to be drafted by the Redistricting Commission and redistricting generally. 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 receive a copy of the current Redistricting Plan are urged to telephone 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
*S11-079	Automotive Body Repairs	Pre-Bid Conference: 4/19/11 @ 10:00 a.m. Opens: 5/6/11 @ 3:00 p.m.	\$ 5.00

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

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

101020 (3-31)

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)

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

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 11-038748

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 property and premises situate 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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEONARD V HOFFMAN

Notice is given that Irene Manford whose address is 4401 Morningwood Drive, Olney, MD 20832, was on March 16, 2011 appointed personal representative of the small estate of Leonard V. Hoffman who died on October 8, 2010 with a will.

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

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

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

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

LEGALS

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.

IRENE MANFORD
Personal Representative

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

Estate No. 86537
101006 (3-31)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA DAVIS

Notice is given that Latisha Davis whose address is 5700 Sweetway Terr, Capitol Heights, MD 20743, was on March 17, 2011 appointed personal representative of the small estate of Sandra Davis, who died on March 21, 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.

LATISHA DAVIS
Personal Representative

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

Estate No. 86996
101007 (3-31)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHILLIP J BELL

Notice is given that Ruth Oliver whose address is 15603 Bradford Drive, Laurel, MD 20707, was on March 24, 2010 appointed personal representative of the small estate of Phillip J. Bell, who died on November 29, 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 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.

RUTH OLIVER
Personal Representative

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

Estate No. 84035
101009 (3-31)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VANESSA ROCHELLE PAYNE

Notice is given that Verdelle N.

Holmes whose address is 3477 24th Street, SE, Washington, DC 20020, was on March 22, 2011 appointed personal representative of the small estate of Vanessa Rochelle Payne, who died on September 12, 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 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.

VERDELLE N HOLMES
Personal Representative

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

Estate No. 87061
101008 (3-31)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC

Plaintiff

v.

NATHAN CARTER

and

S.F.C, LLC.

and

BRUCE MAGAZINE, TRUSTEE

and

ADAM MAGAZINE, TRUSTEE

and

ROSE MARIE JOHNSON

and

BRIDGET PETERSON

and

KEVIN RICHMOND

and

WALLJUNE PRIVATE LENDING, LLC

and

DAVID A. SHAMES

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: 6703 Vermont Court
Account Number: 13 1449222
Description: 2,450.0000 Sq. Ft. & Imps. Kent Village Lot 31 Blk D
Assmt: \$167,803.00
Liber/Folio: 26029/54
Assessed To: Carter, Nathan

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-05531

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
13706 Vanderbilt Way, Laurel, Maryland 20707**

By virtue of the power and authority contained in a Deed of Trust from Anthony J Phillips and Mildred L Phillips, dated January 23, 2009, and recorded in Liber 30323 at folio 380 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 5, 2011
AT 12:03 PM**

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

LOT 27, AS SHOWN AND SET OUT ON A PLAT ENTITLED "LOTS 1 THROUGH 35 AND PARCELS "A", "B", AND "C" LAUREL RIDGE" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK PM 217 AT PLAT 39.

The property is improved by a dwelling.

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

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

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

100925 (3-17,3-24,3-31)

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
313 East Tantallon Drive, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from McDuffy O. Robinson and Michelle A. Robinson, dated August 5, 1996, and recorded in Liber 10940 at folio 589 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 5, 2011
AT 12:06 PM**

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

LOT NUMBERED EIGHTEEN (18), IN BLOCK LETTERED "I" IN THE SUBDIVISION KNOWN AS, "SECTION 10, TANTALLON ON THE POTOMAC."

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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

100923 (3-17,3-24,3-31)

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

**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

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

MARYLAND DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION MANAGEMENT ADMINISTRATION

NOTICE OF INTENT TO ISSUE PART 70 OPERATING PERMIT, OPPORTUNITY TO SUBMIT WRITTEN COMMENTS OR TO REQUEST A PUBLIC HEARING

The Department of the Environment, Air and Radiation Management Administration (ARMA) has completed its review of the application for an initial Part 70 Operating Permit submitted by GenOn Mid-Atlantic LLC (formerly Mirant Mid-Atlantic LLC) located in Aquasco, MD. The plant consists of four (4) steam units, seven (7) combustion turbines, and five (5) auxiliary boilers.

The applicant is represented by:

Mr. Arnold Solomon
GenOn Mid-Atlantic LLC, Chalk Point Plant
8301 Professional Place
Suite 230
Landover, MD 20785

The Department has prepared a draft Part 70 Operating Permit for review and is now ready to receive public comment. A docket containing the draft permit, application, supporting documentation and fact sheet is available for review. Ask for Docket #24-013-00019 at the following locations during normal business hours:

Prince Georges Public Library, Baden Branch
13603 Baden-Westwood Road
Brandywine, MD 20613

Maryland Department of the Environment
Air and Radiation Management Administration
1800 Washington Boulevard
Baltimore, Maryland 21230-1720

Interested persons may submit written comments or request a public hearing on the draft permit. Written comments must be received by the Department no later than 30 days from the date of this notice. Requests for a public hearing must be submitted in writing and must also be received by the Department no later than 30 days from the date of this notice.

Comments and requests for a public hearing will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

A Request for public hearing shall include the following:

- 1) The name, mailing address, and telephone number of the person making the request;
- 2) The names and addresses of any other persons for whom the person making the request if representing; and
- 3) The reason why a hearing is requested, including the air quality concern that forms the basis for the request and how this concern relates to the person making the request.

All written comments and requests for a public hearing should be directed to the attention of Ms. Shannon Heafey, Air Quality Permits Program, Air and Radiation Management Administration, 1800 Washington Boulevard Suite 720, Baltimore, Maryland 21230-1720.

Further information may be obtained by calling Ms. Shannon Heafey at (410) 537-4433.

101016 (3-31)

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

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)

NOTICE

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

Substitute Trustees
vs.
LENIER ARLETTE DAVIS
1840 Forest Park Drive
District Heights, MD 20747-2663
Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 10-20875

Notice is hereby given this 11th 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 1840 Forest Park Drive, District Heights, MD 20747-2663, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 11th 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 11th day of April, 2011, next.

The Report of Sale states the amount of sale to be One Hundred Eighty Seven Thousand and 00/100 Dollars (\$187,100.00).

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
100956 (3-17,3-24,3-31)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC

Plaintiff

DAS LAND, LLC

and

THE LAST SURVIVING
MEMBERS AND ASSIGNS OF
DAS LAND, LLC

and

WELLS FARGO BANK, NATIONAL
ASSOCIATION F/K/A FIRST
UNION NATIONAL BANK OF
MARYLAND F/K/A WACHOVIA
BANK, NATIONAL ASSOCIATION

and

TRSTE, INC. 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: 7511 Jefferson
Avenue
Account Number: 20 2202877
Description: 1.0400 Acres, Map
052, Grid A3, Par 11
Assmt: \$273,100.00
Liber/Folio: 11569/206
Assessed To: Das Land, LLC

**In the Circuit Court for
Prince George's County,
Maryland**
Civil Division
CAE 11-05721

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

Property Address: 7511 Jefferson
Avenue
Account Number: 20 2202877
Description: 1.0400 Acres, Map
052, Grid A3, Par 11
Assmt: \$273,100.00
Liber/Folio: 11569/206
Assessed To: Das Land, LLC

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

It is thereupon this 8th 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 general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 1st day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 10th 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
100936 (3-17,3-24,3-31)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC

Plaintiff

v.

UNITED PROPERTY, LLC

and

THE LAST SURVIVING MEMBERS
AND ASSIGNS OF UNITED
PROPERTY, LLC

and

MANISH SARAF

and

SAKAIT KEDIA

and

ANU SARAF, TRUSTEE

and

RUZBEH GONDA, TRUSTEE

and

THE LYNNHILL
CONDOMINIUM

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: 3107
Good Hope Ave., Unit N-404
Account Number: 06 0611798
Description: Unit N-404
1,089,1600 Sq. Ft. & Imps., Lynnhill
Assmt: \$68,000.00
Liber/Folio: 26287/161
Assessed To: United Property, LLC

**In the Circuit Court for
Prince George's County,
Maryland**
Civil Division
CAE 11-05722

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

Property Address: 3107
Good Hope Ave., Unit N-404
Account Number: 06 0611798
Description: Unit N-404
1,089,1600 Sq. Ft. & Imps., Lynnhill
Assmt: \$68,000.00
Liber/Folio: 26287/161
Assessed To: United Property, LLC

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

It is thereupon this 8th 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 general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 1st day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 10th 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
100937 (3-17,3-24,3-31)

ORDER OF PUBLICATION

JUPITER 2010, LLC

Plaintiff

v.

Warren K. Spinks; Household Finance Corporation III; The State of Maryland; Comptroller of Maryland; PG County; All Persons That Have or Claim to Have Any Interest in the Property Known As 4802 Iverson Pl., Temple Hills, MD 20748 and more Particularly Described as Parcel #1212711

Defendants

**In the Circuit Court for
Prince George's County,
Maryland**
CAE 11-05724

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

4802 Iverson Pl., Temple Hills, MD 20748, Lot Size 6500 SF, being known as Parcel #1212711.

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

It is thereupon this 8th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 1st day of April, 2011, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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
100938 (3-17,3-24,3-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA V SEATON

Notice is given that Patricia T. Seaton whose address is 3408 Medina Lane, Bowie, MD 20715 was on March 4, 2011 appointed personal representative of the estate of Patricia V. Seaton who died on June 21, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th 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.

PATRICIA T. SEATON
Personal Representative

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

Estate No. 85552
100949 (3-17,3-24,3-31)

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 11th, 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# 4915B 1975 RANGER 33FT
21N
OFFICIAL# 683004
NAME: GONE WITH THE WIND
FERRY POINT MARINA YACHT
YARD
700 MILL CREEK ROAD

LEGALS

ARNOLD

LOT# 5295 2002 JEEP Liberty-V6
VIN# 1J4GL48K62W115974
BERNIE'S AUTOMOTIVE SERVICES, INC
601 D BACK RIVER NECK RD
BALTIMORE

LOT# 5296 1996 DODGE TRUCK
Ram Van 2500-V8
VIN# 2B6HB21Y0TK125990
BERNIE'S AUTOMOTIVE SERVICES, INC
601 D BACK RIVER NECK RD
BALTIMORE

LOT# 5297 2002 DODGE Stratus-V6
VIN# 1B3EL46R12N221236
AYT TRANSMISSIONS
6520 CENTRAL AVE
CAPITOL HEIGHTS

LOT# 5298 2000 LAND ROVER
Discovery-V8
VIN# SALT1243YA281297
RACE TRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT# 5400 2003 FORD Taurus-V6
VIN# 1FAFP53U33A116380
C & A SALISBURY INC/ TRK &
CAR REPAIR
828 S SALISBURY BLVD
SALISBURY

LOT# 5401 1996 MERCURY Sable-
V6
VIN# 1MELM50U5TA662607
ST MICHAELS RV AND AUTO
CENTER INC
3132 AIREYS SPUR RD
CAMBRIDGE

LOT# 5402 1984 DODGE 150
CUSTOM
VIN# 1B7HW14T7E5343542
G & S AUTOMOTIVE INC
1868-E JACKSON GROVE RD
ODENTON

LOT# 5403 1991 ACURA Legend
VIN# JH4KA8268MC002023
LUCAS PERFORMANCE
8840 WASHINGTON BLVD #B
JESSUP

LOT# 5404 1999 MAZDA B3000
Pickup-V6
VIN# 4F4ZR16V3XTM31017
FAMILY AUTO CLINIC
2025 UNIVERSITY BLVD
ADELPHI

LOT# 5405 2005 TOYOTA Corolla-
4 Cyl.
VIN# 2T1BR30E45C386544
WWTJ AUTO REPAIR
3509 POHANKA PLACE
TEMPLE HILLS

LOT# 5407 2002 BUICK Regal LS-V6
VIN# 2G4WB55K821300710
WWTJ AUTO REPAIR
3509 POHANKA PLACE
TEMPLE HILLS

LOT# 5408 2004 JAGUAR X-Type-V6
VIN# SAJEA51C54WDB86804
GASOLINE AUTOMOTIVE SERVICES INC
5258 MARLBORO PIKE
CAPITAL HTS

LOT# 5409 2003 TOYOTA Matrix-4
Cyl.
VIN# 2T1LR38E73C115306
SNT AUTOMOTIVE INC
521 S CAMP MEAD RD
LINTHICUM

LOT# 4916B 1987 BAYLINER 25FT
MD# 7643AS
SUNSET HARBOR MARINA
1651 BROWNS RD
ESSEX

LOT# 4930B 1977 CLASSIC 25FT
MD# 4345AB
BOWLEY'S MARINA, INC
1700 BOWLEYS QUARTERS
ROAD
BALTIMORE

LOT# 4931B 1998 BAYLINER 23FT
4IN
MD# 8045BF
SUNSET HARBOR MARINA
1651 BROWNS RD
ESSEX

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

LOT# 4933 1999 AUDI A6-V6
VIN# WAUDA24B5XN104497
JACK THE GREEK GARAGE
1920 WEST STREET
ANNAPOLIS

**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

100975 (3-24,3-31)

THE PRINCE GEORGE'S POST

Call
301-627-0900
Fax
301-627-6260

**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 #: 1B7GL26X7L5766483

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.

LEGALS

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)

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

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 encumbrances.

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)

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. Robert F. Ayodeji
Omotola Ayodeji-Motoni
Robert Ayodeji
16940 Livingston Road
Accokeek, MD 20607

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-19059

Notice is hereby given this 9th 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 11th 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 11th day of April, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$54,000.00. The property sold herein is known as 16940 Livingston Road, Accokeek, MD 20607.

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

True Copy—Test: Marilynn M. Bland, Clerk
100929 (3-17,3-24,3-31)

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)

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. Carolyn J. Moorman
a/k/a Carolyn I. Moorman
4911 Monroe Street
Bladensburg, MD 20710

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-01213

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 \$62,000.00. The property sold herein is known as 4911 Monroe Street, Bladensburg, MD 20710.

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

True Copy—Test: Marilynn M. Bland, Clerk
101022 (3-31,4-7,4-14)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA A. REDD

Notice is given that Desiree A. Cumberbatch whose address is 2814 Beverley Road, Brooklyn, NY 11226-5508 was on February 22, 2011 appointed personal representative of the estate of Linda A. Redd who died on December 10, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd 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.

DESIREE A. CUMBERBATCH, Pro Se
Personal Representative

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

Estate No. 86823
100934 (3-17,3-24,3-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EUGENE WINGFIELD

Notice is given that Jeanne M Wingfield, whose address is 2416 Fort Drive, Suitland, MD 20746 was on March 4, 2011 appointed personal representative of the estate of Eugene Wingfield, who died on February 9, 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 4th 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.

JEANNE M WINGFIELD
Personal Representative

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

Estate No. 86938
100941 (3-17,3-24,3-31)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

vs. Tiana A Griffin

Defendant

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-30550

ORDERED, this 9th day of March, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10202 Prince Place #2-302, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th 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 11th day of April, 2011, next.

The report states the amount of sale to be \$176,717.68.

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

True Copy—Test: Marilynn M. Bland, Clerk
100927 (3-17,3-24,3-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILTON CLYDE HALE

Notice is given that Larry I Hale, whose address is 1250 Booker Terrace, Seat Pleasant, MD 20743 was on March 8, 2011 appointed personal representative of the estate of Milton Clyde Hale, who died on January 19, 1973 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 8th 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.

LARRY I HALE
Personal Representative

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

Estate No. 86965
100948 (3-17,3-24,3-31)

Perry Becker, Esquire
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-262-6000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELAINE AMELIA ESSEX HUTCHINSON

Notice is given that Bruce Hutchinson whose address is 2005 Serpentine Terrace, Silver Spring, MD 20904 was on March 11, 2011 appointed personal representative of the estate of Elaine Amelia Essex Hutchinson who died on January 13, 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 11th 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.

BRUCE HUTCHINSON
Personal Representative

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

Estate No. 86997
100950 (3-17,3-24,3-31)

David C. Gardner, Esquire
The Law Offices of David C. Gardner
600 Jefferson Plaza, Suite 308
Rockville, MD 20852
301-762-8475

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of District of Columbia appointed Lena D. Watkins, whose address is 3828 Park Lane Drive, Rockville, MD 20853, as the Personal Representative of the Estate of LENA T. MITCHELL who died on August 22, 2010 domiciled in The District of Columbia, USA.

The Maryland resident agent for service of process is David C. Gardner, Esquire, whose address is 600 Jefferson Plaza, Suite 308, Rockville, MD 20852.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY
All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the follow-

ing 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 foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

LENA D. WATKINS
Foreign Personal Representative

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

Estate No. 86857
100955 (3-17,3-24,3-31)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

vs. Gary L Artis and Pamela D Artis

Plaintiffs

Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-24032

ORDERED, this 9th day of March, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4120 Hanson Oaks Drive, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th 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 11th day of April, 2011, next. The report states the amount of sale to be \$61,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk
100928 (3-17,3-24,3-31)

NOTICE

BROOKSIDE PARK CONDOMINIUM, INC.

vs. JOHN L. TOLSON,

Plaintiff

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-18900

Notice is hereby given this 14th day of March, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 558 Wilson Bridge Drive, #A-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 14th 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 14th day of April, 2011; next. The report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to any remaining balance due under a mortgage, dated November 23, 1998, recorded October 4, 1999, among the Land Records of Prince George's County, in Liber 12725, folio 104, the lein of a purchase money deed of trust, dated May 13, 2004, recorded October 28, 2004, among the Land Records of Prince George's County, in Liber 20608, folio 293, having a current balance of \$51,559.41, the right of redemption by the U.S. Treasury for federal tax liens, and any other prior liens, judgements or deeds of trust, being the highest bid received for the property.

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

True Copy—Test: Marilynn M Bland, Clerk
100957 (3-17,3-24,3-31)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

vs. Audrey J. Haynie and Lamoth Haynie

Plaintiffs

Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-02547

ORDERED, this 10th day of March, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7220 Wood Hollow Terrace, Bldg 8, Unit 7220, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th 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 11th day of April, 2011, next. The report states the amount of sale to be \$49,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk
100930 (3-17,3-24,3-31)

LEGALS

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