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*Your Newspaper  
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Legal Record*

**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**

**2705 NEWGLEN AVENUE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Debra Jean Ladik and Darlene Marie Ladik, dated December 14, 2007 and recorded in Liber 29310, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, 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 \$26,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com

100977 (3-24,3-31,4-7)

**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

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

**14909 DOWNEY COURT  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Oluwafemi C. Igbere, dated March 3, 2006 and recorded in Liber 25818, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$415,900.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 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 \$39,000.00 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

101002 (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
10-0010	DPW&T Warehouse Water-line Extension "EXTENDED"	Pre-Bid Conference: Occurred Closes: 4/4/11 @ 3:00 p.m.	\$ 5.50
S10-045A	Water Treatment Services "EXTENDED"	Pre-Bid Conference: Occurred Closes: 4/8/2011 @ 3:00 p.m.	\$ 5.50

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

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

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

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

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

100976 (3-24)

**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)

**NOTICE**

IN THE MATTER OF:  
**Aldo Ray Gilkey**

FOR THE CHANGE OF  
NAME TO:  
**Aldo Ray Brown**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 10-34656

A Petition has been filed to change the name of Aldo Ray Gilkey to Aldo Ray Brown.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

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

100982 (3-24)

**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**

**13414 QUEENS LANE  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Berta A. Triveri, dated February 22, 2007 and recorded in Liber 27749, Folio 403 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,000.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$35,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com

100973 (3-24,3-31,4-7)

**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

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

**7611 WOODYARD ROAD  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Woodrow Grant, Jr., dated April 14, 2008 and recorded in Liber 29591, Folio 140 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$1,237,500.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$134,000.00 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

100974 (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**

**8304 CUNNINGHAM DRIVE  
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Robert B. Floyd and Beverly S. Floyd, dated April 2, 2003 and recorded in Liber 17318, Folio 223 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$154,418.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 29, 2011 AT 11:00 AM.**

ALL THAT LEASEHOLD 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 is subject to an annual ground rent of \$120.00 each and every year, and will be sold subject to any current or past due ground rent.

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 \$14,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com

100908 (3-10,3-17,3-24)

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

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

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

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

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

**APRIL 1, 2011  
AT 12:00 NOON**

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

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

The property is improved by a dwelling.

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

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

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

100926 (3-17,3-24,3-31)

**LEGALS**

**Law Offices  
AXELSON, WILLIAMOWSKY,  
BENDER & FISHMAN, P.C.**  
Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE  
Improved by premises known as  
6504 Columbia Terrace, Hyattsville, MD 20785**

By virtue of the power and authority contained in a Deed of Trust from BRENDA C. GRAYTON and CURTIS M. HOLMES, dated May 15, 1986 and recorded in Liber 6339 at Folio 69 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 30, 2011  
AT 2:05 P.M.**

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

LOT 34, BLOCK K, IN THE SUBDIVISION KNOWN AS "KENT VIL-LAGE," AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 37 AT PLAT 23, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

Said property is improved by a dwelling and is sold in "as is condition."

**Said property is subject to a leasehold interest.**

TERMS OF SALE: A deposit of \$3,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS**

Substitute Trustees by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

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

100910 (3-10,3-17,3-24)

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

**TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE  
Improved by premises known as  
9051 Continental Place, Landover, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Adeleji A Adebisi aka Ayinde Adebisi and Khadijat Adebisi, dated March 26, 2007, and recorded in Liber 27585 at folio 360 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MARCH 28, 2011  
AT 12:00 NOON**

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

LOT NUMBERED FIFTY-NINE (59) IN THE SUBDIVISION KNOWN AS: PLAT THREE, CENTENNIAL 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 Trustees may determine, at their sole discretion, for \$23,000.00 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 10.55% per annum from date of sale to the date the funds are received in the office of the 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 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 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 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**  
Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

100902 (3-10,3-17,3-24)

*The  
Prince  
George's  
Post  
\*\*\*\*\*  
Call  
301-627-0900  
or  
Fax  
301-627-6260  
Have a Very  
Safe  
Weekend  
And  
Remember,  
Don't Drink  
and Drive!*

**LEGALS**

**Law Offices  
AXELSON, WILLIAMOWSKY,  
BENDER & FISHMAN, P.C.**  
Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
8112 STEVE DRIVE, FORESTVILLE, MD 20747**

By virtue of the power and authority contained in a Deed of Trust from JAMES M. WRIGHT and SANDRA WRIGHT, dated September 24, 1993 and recorded in Liber 9120 at Folio 593 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 30, 2011  
AT 2:15 P.M.**

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

LOT NUMBERED TWO (2), IN BLOCK Lettered "G" in the subdivision known as "Plat Two, Norris Pyles Forestville Estates", as per plat thereof recorded among the land records of Prince George's County, Maryland, in Plat Book WWW 51 at Folio 30 Being in the 6th Election District of said county.

Said property is improved by a dwelling and is sold in "as is condition."

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

100911 (3-10,3-17,3-24)

**Law Offices  
AXELSON, WILLIAMOWSKY,  
BENDER & FISHMAN, P.C.**  
Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
15804 St. Thomas Church Road, Upper Marlboro, MD 20772**

By virtue of the power and authority contained in a Deed of Trust from VENECIA S. DECK AKA VENECIA S. COLLINS and BRIAN G. COLLINS, dated April 16, 2003 and recorded in Liber 17437 at Folio 204 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 30, 2011  
AT 2:00 P.M.**

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

All that lot or parcel of ground situate, lying and being in PRINCE GEORGE'S COUNTY, State of Maryland, and being more particularly described as follows:

BEGINNING at an iron pipe in the center of Saint Thomas Church Road, said pipe, being South 79 deg. 58' 00" East 20.28 feet from the most southwesterly corner of the Howard Windsor tract, duly recorded among the Land Records of Prince George's County, Maryland in Liber 895 at Folio 346, thence running North 00 deg. 31' 00" East 216.88 feet to an iron pipe, thence running North 58 deg. 48' 06" East 235.35 feet to an iron pipe, thence running South 13 deg. 24' 00" west 369.63 feet to an iron pipe, thence running North 79 deg. 58' 00" West 139.72 feet to the point of beginning, said parcel of land containing 1.0047 acres, more or less.

Assessed as parcel 20, Map 129, Grid C-3 in the 4th Election District, containing 1.0047 acres among the Land Records of Prince George's County, Maryland.

Said property is improved by a dwelling and is sold in "as is condition."

TERMS OF SALE: A deposit of \$14,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of

**LEGALS**

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

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

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

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

100898 (3-10,3-17,3-24)

**Law Offices  
AXELSON, WILLIAMOWSKY,  
BENDER & FISHMAN, P.C.**  
Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
1405 Washington Lane, Fort Washington, MD 20744-2870**

By virtue of the power and authority contained in a Deed of Trust from WILL CLAROS and DORA MEDRANO, dated November 26, 2007 and recorded in Liber 29044 at Folio 667 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 30, 2011  
AT 2:10 P.M.**

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

Lot Numbered Fifteen (15) in Block Lettered "F", in the subdivision known as "FORT WASHINGTON FOREST", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW24 at plat 96.

Said property being located in the 5th Election District of said County.

Said property is improved by a dwelling and is sold in "as is condition."

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

100909 (3-10,3-17,3-24)

**Law Offices  
AXELSON, WILLIAMOWSKY,  
BENDER & FISHMAN, P.C.**  
Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
4001 27th Avenue, Temple Hills, MD 20748-1603**

By virtue of the power and authority contained in a Deed of Trust from REGINA A. WASHINGTON, dated March 16, 2001 and recorded in Liber 14636 at Folio 639 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**LEGALS**

**WEDNESDAY, MARCH 30, 2011  
AT 2:20 P.M.**

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

All that lot or parcel of ground situate, lying and being in PRINCE GEORGE'S COUNTY, State of Maryland, and being more particularly described as follows:

Lot numbered Fifteen (15) in Block lettered "C", in the subdivision known as "Hillcrest Heights, Section 6", as per plat recorded in Plat Book WWW 25 at Plat No. 85, among the Land Records of Prince George's County, Maryland. The improvements thereon being known as 4001 27th Avenue

Said property is improved by a dwelling and is sold in "as is condition."

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

100912 (3-10,3-17,3-24)

**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)

**Bid No. DER 2010-0009**

**NOTICE TO CONTRACTORS**

**PRESBURY/TIMBERCREST STORM DRAINAGE  
IMPROVEMENT PROJECT**

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

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of **Presbury/Timbercrest Storm Drainage Improvement Project** in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Administrative Services Branch, Attn: Mr. Dennis Bigley, 9400 Peppercorn Place, Suite 520, Largo, Maryland 20774, until 10:00 a.m. local prevailing time, Thursday, April 21, 2011, and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **Monday, March 28, 2011**.

McGraw-Hill Construction: Fatima Arastu, 8501 LaSalle Road, Ste. # 304, Towson, MD 21286. Tel: 410-821-8046; Fax : 410-821-0090

Construction Data Corporation: Cristian Durham, 111 Coming Road, Ste. 140, Cary, North Carolina 27518. Tel: 888-232-2850; Fax: 888-232-2856

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

The project includes, but is not limited to, construction stakeout, excavation and grading, storm drain pipe installation, storm drain structures, sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **Monday, March 28, 2011** at the Capital Projects Section Team, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Nicole Hinds Mofor at (301) 883-7158**. A non-refundable fee of **\$40.00** will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **Thursday, April 7, 2011 at 10:00 A.M.** at the Capital Projects Team, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

By Authority Of,  
Rushen L. Baker, III  
County Executive  
Prince George's County, Maryland

100969 (3-24)

**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**

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

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

12118 BIRCHVIEW DRIVE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Kenneth Sanders and Ellen R. Sanders, dated September 10, 1993 and recorded in Liber 9037, Folio 394 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$178,149.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 12, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$12,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

**LEGALS**

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

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

Improved by premises known as  
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**

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

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

4200 LAVENDER TERRACE  
BOWIE, MD 20720

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

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

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

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

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

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

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

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

**LEGALS**

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

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

Improved by premises known as  
11303 Gunpowder Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Pedro A. Estrada and Claudina Vega, dated November 14, 2006, and recorded in Liber 26956 at folio 299 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**APRIL 11, 2011**  
**AT 12:00 NOON**

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$49,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

**LEGALS**

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

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

13111 9TH STREET  
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Helen O. Akinbolaji, dated April 19, 2007 and recorded in Liber 027741, Folio 0315 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$238,000.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$24,000.00 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

100972 (3-24,3-31,4-7)

## LEGALS

### ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC

v. Plaintiff

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: 2,450,000 Sq. Ft. & Imps. Kent Village Lot 31 Bld 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**

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

Property Address: 6703 Vermont Court

Account Number: 13 1449222

Description: 2,450,000 Sq. Ft. & Imps. Kent Village Lot 31 Bld D

Assmt: \$167,803.00

Liber/Folio: 26029/54

Assessed To: Carter, Nathan

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

100935 (3-17,3-24,3-24)

### ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC

v. Plaintiff

DAS LAND, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF UNITED 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

**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)

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

v. Plaintiff

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

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

100935 (3-17,3-24,3-24)

### ORDER OF PUBLICATION

ASHLEY OAK PARTNERS, LLC

v. Plaintiff

DAS LAND, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF UNITED 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

**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

v. Plaintiff

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

ERETA 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)

### NOTICE

Deborah K. Curran, et al.

Substitute Trustees

Plaintiffs

vs.

Tomikas S Sheppard

Defendant

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

Civil No. CAE 10-35555

ORDERED, this 2nd day of March, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property at 3325 Hurtle Square Drive, Unit T2, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Deborah K. Curran, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th 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 4th day of April, 2011, next.

The report states the amount of sale to be \$106,245.65.

MARILYNN M. BLAND

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

True Copy—Test: Marilynn M. Bland, Clerk

100893 (3-10,3-17,3-24)

## LEGALS

Andrew W Dyer, Esquire

14746 Main Street, P.O. Box 69

Upper Marlboro, MD 20773

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

DOLORES J. BIONI

Notice is given that Jean M. Bioni, whose address is 1320 Palmer Road, Fort Washington, MD 20774 and Joanne M. Moffett, whose address is 2530 Green Pine Court, Waldorf, MD 20601 was on February 23, 2011 appointed co-personal representative(s) of the estate of Dolores J. Bioni who died on December 16, 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 co-personal representative(s) 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 23rd day of August, 2011.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representative(s) or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Two months after the co-personal representative(s) 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.

JEAN M. BIONI

**LEGALS**

**LEGALS**

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CLARENCE ODELL POPE**

Notice is given that Karolynne Pope-Trice, whose address is 13200 Sunfield Terrace, Fort Washington, MD 20744 was on March 2, 2011 appointed personal representative of the estate of Clarence Odell Pope, who died on February 16, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 2nd 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.

ORDERED, that the Defendants in these proceedings may be served by publication of a Notice published at least once a week in each of three consecutive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with Md. Code Ann., Tax-Prop § 14-840, on or before the 25th day of March, 2011, warning all persons interested in the Property to appear in this Court by the 3rd day of May, 2011, and redeem the Property : 1501 Danton Lane, Bowie, Maryland 20721; Account Number 07 0721720; and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100894 (3-10,3-17-3-24)

**NOTICE**

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

Substitute Trustees  
vs.  
ATIYA E. EPPS  
1109 Drum Avenue  
Capitol Heights, MD 20743

Defendant

**In the Circuit Court for Prince  
George's County, Maryland**  
Case No. CAE 10-37927

Notice is hereby given this 8th 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 1109 Drum Avenue, Capitol Heights, MD 20743, 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 8th 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 8th day of April, 2011, next.

The Report of Sale states the amount of sale to be One Hundred Seven Thousand, One Hundred and 00/100 Dollars (\$107,100.00).

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
100918 (3-10,3-17,3-24)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC  
Plaintiff

vs.

NATHAN CARTER

and

CITIMORTGAGE, INC.

and

B. GEORGE BALLMAN, TRUSTEE

and

THOMAS D. GIBBONS, TRUSTEE

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: 5612  
Livingston Road  
Account Number: 12 1289099  
Description: (Lac Per Sur Trs 2001)  
51,796.0000 Sq. Ft. &  
Imps Map 096 Grid A2  
Par 88  
Assmt: \$309,700.00  
Liber/Folio: 25986/301  
Assessed To: Carter, Nathan

Defendants

**In the Circuit Court for  
Prince George's County,  
Maryland**  
Civil Division  
CAE 11-00090

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

Johnnie C. Duncan,  
Personal Representative for the  
Estate of  
Beasley McVey  
13401 Pendleton Street  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince  
George's County, Maryland**  
Case No. CAE 10-39294

Notice is hereby given this 4th 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 4th 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 4th day of April, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$207,000.00 The property sold herein is known as 13401 Pendleton Street, Fort Washington, MD 20744.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100917 (3-10,3-17,3-24)

**ORDER OF PUBLICATION**

The City of Bowie, Maryland  
Plaintiff

vs.

Ferguson & Flynn Enterprises, Inc.:  
Richard A. Kramer; Meritor  
Savings Bank, FSB; Citizens  
Financial Group, Inc.; Pulte Home  
Corporation; CSC Lawyers Inc.,  
Service Corp.; Prince George's  
County Government; Director of  
Finance

and

All unknown owners of Property described below, their 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 leasehold or any other interest in the Property and premises situate, described as:

Account No.: 07 0721720  
Known as: Parcel B  
1.0271 Acres. Twelve Oaks Plat 4  
Blk A  
Address of: 1501 Danton Lane  
Bowie, Maryland 20721

Defendants

**In the Circuit Court for  
Prince George's County,  
Maryland**  
Civil Division  
CAE 11-00090

A Complaint to Foreclose the Rights of Redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 1st day of March, 2011, by the Circuit Court of Prince George's County, Maryland hereby:

of redemption in the following property:

Property Address: 5612  
Livingston Road  
Account Number: 12 1289099  
Description: (Lac Per Sur Trs 2001)  
51,796.0000 Sq. Ft. &  
Imps Map 096 Grid A2  
Par 88  
Assmt: \$309,700.00  
Liber/Folio: 25986/301  
Assessed To: Carter, Nathan

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 1st 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 25th day of March, 2011, warning all persons interested in the said properties to be and appear in this Court by the 3rd 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  
100896 (3-10,3-17,3-24)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC  
Plaintiff

vs.

NATHAN CARTER

and

SFC III, 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: 3204 Brinkley  
Rd- Unit 2  
Account Number: 12 1334473  
Description: Unit 2 & Imps.  
Brinkley Terrace  
Assmt: \$113,800.00  
Liber/Folio: 23624/712  
Assessed To: Carter, Nathan

Defendants

**In the Circuit Court for  
Prince George's County,  
Maryland**  
Civil Division  
CAE 11-04966

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

Property Address: 3204 Brinkley  
Rd- Unit 2  
Account Number: 12 1334473  
Description: Unit 2 & Imps.  
Brinkley Terrace  
Assmt: \$113,800.00  
Liber/Folio: 23624/712  
Assessed To: Carter, Nathan

**In the Circuit Court for  
Prince George's County,  
Maryland**  
Civil Division  
CAE 11-04966

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

Property Address: 3204 Brinkley  
Rd- Unit 2  
Account Number: 12 1334473  
Description: Unit 2 & Imps.  
Brinkley Terrace  
Assmt: \$113,800.00  
Liber/Folio: 23624/712  
Assessed To: Carter, Nathan

Defendants

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 1st 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 25th day of March, 2011, warning all persons interested in the said properties to be and appear in this Court by the 3rd 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  
100895 (3-10,3-17,3-24)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

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

Defendant

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

Notice is hereby given this 17th day of March, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of April, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of April, 2011.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100961 (3-24,3-31,4-7)

**NOTICE**

BROOKSIDE PARK  
CONDOMINIUM, INC.

Plaintiff

vs.

BRYAN D. SHORT,

Defendant

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

Case No. CAE 09-03273

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

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

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

True Copy—Test:  
Marilynn M Bland, Clerk  
100960 (3-24,3-31,4-7)

Plaintiff

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

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

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

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

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 17th day of September, 2011.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

TRACEY L. HATCHER  
Personal Representative

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

Estate No. 87027

100962 (3-24,3-31,4-7)

**SMALL ESTATE**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY LOUIS FLEET WRIGHT**

Notice is given that Rhonda Wright whose address is 801 West 10th Street, Wilmington, DE 19801 was on March 11, 2011 appointed personal representative of the small estate of Mary Louis Fleet Wright, who died on July 29, 2002, 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.

RHONDA WRIGHT  
Personal Representative

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

Estate No.86650  
100979 (3-24)

**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 2IN  
OFFICIAL# 683004  
NAME: GONE WITH THE WIND  
FERRY POINT MARINA YACHT YARD  
700 MILL CREEK ROAD  
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#



**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)

**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)

**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 4th, 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# 4914B 1986 CAL 28FT  
OFFICIAL #914022  
REG: NJ 0505FG  
NAME: "OFF BEAT"  
GEORGETOWN YACHT BASIN  
14020 AUGUSTINE HERMAN HWY  
GEORGETOWN

LOT# 4924 1978 CHEVROLET EL CAMINO  
VIN# 1W80L8D414210  
BUBBA'S AUTOMOTIVE  
2704 WALBROOK AVE  
BALTIMORE

LOT# 5146 2002 JEEP Grand Cherokee-V8  
VIN# 1J4GW48N72C188774  
ALTERNATIVE MOTORS  
9615 LANHAM SEVERN RD  
LANHAM

LOT# 5223 2003 TIFFIN PHAETON  
VIN# 400PH000C3F009141  
ST MICHAELS RV AND AUTO CENTER INC  
1118 S TALBOT ST  
ST MICHAELS

LOT# 5285 1996 NISSAN Pathfinder-V6  
VIN# JN8AR05Y0TW002006  
JOEVIC AUTO SERVICE  
1510 WHITELOCK ST  
BALTIMORE

LOT# 5286 2001 JEEP Grand Cherokee-6 Cyl.  
VIN# 1J4GW48SX1C552495  
NICK'S AUTO BODY  
9622 PULASKI HWY  
BALTIMORE

LOT# 5287 2003 HARLEY DAVIDSON SPORTSTER  
VIN# 1HD4CAM173K432657  
LIBERTY PERFORMANCE  
3104 SATURDAY COURT  
FINKSBURG

Lot# 5289 2004 FORD TRUCK Explorer-V6  
VIN# 1FMZU73E34UB60203  
ACCURATE TRANSMISSIONS  
17126 VIRGINIA AVE  
HAGERSTOWN

LOT# 5290 1996 DODGE TRUCK Dakota Pickup-V6  
VIN# 1B7GG23Y6T5588289  
ACCURATE TRANSMISSIONS

17126 VIRGINIA AVE  
HAGERSTOWN

LOT# 5292 2002 ISUZU Axiom-V6  
VIN# 4S2DF58X324613745  
HARFORD COUNTY TRANSMISSIONS, INC  
21C NEWPORT DR  
FOREST HILLS

LOT# 5293 2005 FORD TRUCK Escape  
VIN# 1FMYU04155KC44986  
VINCE'S BODY SHOP  
3609 BURMONT AVE  
RANDALLSTOWN

LOT# 5318B 1994 CHAPARRAL 25 FT REG: NJ 2578FY  
GEORGETOWN YACHT BASIN  
14020 AUGUSTINE HERMAN HWY  
GEORGETOWN

LOT# 5319B 1986 SILVERTON 29FT OFFICIAL # 911841  
REG: NJ 6300GH  
NAME: TWO BILLS  
GEORGETOWN YACHT BASIN  
14020 AUGUSTINE HERMAN HWY  
GEORGETOWN

LOT# 5346B 1982 ODAY 25FT REG# NJ 3880GM  
GATES MARINE SERVICE  
600 CABANA BLVD  
DEALE

LOT# 5349 2003 INFINITI G35-V6 VIN# JNKC54E33M210122  
QUALITY IMPORTS INC  
2734 W NORTH AVE  
BALTIMORE

**TERMS OF SALE: CASH**

**PUBLIC SALE**

**The Auctioneer reserves the right to post a Minimum Bid**

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

100952 (3-17,3-24)

**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. Plaintiffs

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)

**LEGALS**

**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. Plaintiffs

Gary L Artis and  
Patricia D Artis  
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.

Plaintiff

vs.

JOHN L. TOLSON,  
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. Plaintiffs

Audrey J. Haynie and  
Lamoth Haynie  
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

**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**

**10201 TERRACO PLACE  
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust from Carl S. Johnson and Yvette L. Johnson, dated November 19, 2007 and recorded in Liber 29201, Folio 536 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 29, 2011 AT 11:00 AM.**

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

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

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

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

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

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

100907 (3-10,3-17,3-24)

**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**

**1101 DUTTON WAY  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Sheris M. Hunt, dated July 21, 2006 and recorded in Liber 26011, Folio 514 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 29, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$21,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

100905 (3-10,3-17,3-24)

**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**

**10316 OLD FORT ROAD  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Vivian Ogechi-Onyeausi and Emmanuel Onyeausi, dated April 20, 2007 and recorded in Liber 27853, Folio 738 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$342,000.00, and an original interest rate of 8.550%, 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 **MARCH 29, 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 \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

100906 (3-10,3-17,3-24)

**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**

**5205 Newton Street, # T 1, Bladensburg, Maryland 20710**

By virtue of the power and authority contained in a Deed of Trust from Christine Cecil Veney aka Christine Cecil Wilson, dated June 17, 2003, and recorded in Liber 17836 at folio 218 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

**MARCH 28, 2011  
AT 12:03 PM**

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

CONDOMINIUM UNIT NUMBER T-1, "BLADENWOODS", AS PER PLAT FILED IN PLAT BOOK WWW 88, AT PLATS 69 TO 78, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$5,000.00 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

100903 (3-10,3-17,3-24)

**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**

**209 Red Jade Drive Unit 8-1, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Larry Chapman, dated December 18, 2006, and recorded in Liber 27261 at folio 132 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

**MARCH 28, 2011  
AT 12:06 PM**

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

BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT NO. 8-1, IN PHASE 8, KETTERING-BY-THE PARK I CONDOMINIUM, AS SHOWN ON THE PLATS ENTITLED "CONDOMINIUM PLAT, SECTION 6, PHASE 8.

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 \$24,000.00 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

100904 (3-10,3-17,3-24)

**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**

**5503 Noble Effort Court, Bowie, Maryland 20720**

By virtue of the power and authority contained in a Deed of Trust from Olusegun Adekunle Okegbenro, dated September 13, 2006, and recorded in Liber 26006 at folio 733 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

**MARCH 25, 2011  
AT 12:00 NOON.**

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

LOT NUMBERED FORTY-TWO (42) IN BLOCK LETTERED "E", IN THE SUBDIVISION KNOWN AS, "PLAT THIRTEEN, LOTS 8-18, LOTS 38-43 AND LOTS 47-51, BLOCK E, WESTWOOD."

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 \$82,000.00 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

100901 (3-10,3-17,3-24)

**LEGALS**

**LEGALS**

**LEGALS**

**ORDER OF PUBLICATION**

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

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

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC  
 Plaintiff  
 v.  
 BILL COOPER, JR.  
 and  
 RUBY A. COOPER  
 and  
 MANUFACTURERS AND TRUST COMPANY F/K/A THE FIRST NATIONAL BANK OF SOUTHERN MARYLAND  
 and  
 MARY HAWKINS  
 and  
 DAVID H. GWYNN, TRUSTEE  
 and  
 ROBERT Y. CLAGETT, TRUSTEE  
 and  
 FLEET FINANCE, INC.  
 and  
 MARVIN PERLIS, TRUSTEE  
 and  
 S. MICHAEL PINCUS, TRUSTEE  
 and  
 PRINCE GEORGE'S COUNTY

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

MARILYNN M. BLAND  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 True Copy—Test:  
 Marilynn M. Bland, Clerk  
 100963 (3-24,3-31,4-7)

**THE PERSONAL REPRESENTATIVE OF THE ESTATE OF DECATUR JACKSON**

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVE, AND ASSIGNS OF DECATUR JACKSON  
 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 Old Fort Rd  
 Account Number: 05 0334763  
 Description: 27,442.0000 Sq. Ft. Map 132 Grid C2 Par 48  
 Assmt: \$62,340.00  
 Liber/Folio: 00628/197  
 Assessed To: Jackson, Decatur

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-00150**

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

Property Address: 0 Old Fort Rd  
 Account Number: 05 0334763  
 Description: 27,442.0000 Sq. Ft. Map 132 Grid C2 Par 48  
 Assmt: \$62,340.00  
 Liber/Folio: 00628/197  
 Assessed To: Jackson, Decatur

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  
 100963 (3-24,3-31,4-7)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC  
 Plaintiff  
 v.  
 NATHAN CARTER  
 and  
 CHRISTOPHER CARTER  
 and  
 SFC III, 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  
 THE STATE OF MARYLAND  
 and  
 PRINCE GEORGE'S COUNTY

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

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

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

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

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

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

(6) months from the date of sale has expired.

It is thereupon this 15th day of March, 2011, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 8th day of April, 2011, warning all persons interested in the said properties to be and appear in this Court by the 17th day of May, 2011, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 True Copy—Test:  
 Marilynn M. Bland, Clerk  
 100964 (3-24,3-31,4-7)

**PRINCE GEORGE'S POST NEWSPAPER**  
 301-627-0900

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC  
 Plaintiff  
 v.  
 GEOFFREY WALDRON  
 and  
 GLORIA WALDRON  
 and  
 WELLS FARGO BANK, NATIONAL ASSOCIATION F/K/A SUB-URBAN TRUST COMPANY  
 and  
 RICHARD L. WALKER, TRUSTEE  
 and  
 F. IRA WHEATLEY, TRUSTEE  
 and  
 DONALD F. WOOD, TRUSTEE  
 and  
 GE CAPITAL COMMERCIAL INC. F/K/A ASSOCIATES CAPITAL COMPANY, INC.  
 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: 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)

**NOTICE**

IN THE MATTER OF:  
**Savion Louis Thompson**

FOR THE CHANGE OF NAME TO:  
**Savion Dwayne Hamilton**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-03542**

A Petition has been filed to change the name of (minor child) Savion Louis Thompson to Savion Dwayne Hamilton.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100983 (3-24)

**NOTICE**

IN THE MATTER OF:  
**Jasmen Kichan Strong aka Jazmine Monai Strong**

FOR THE CHANGE OF NAME TO:  
**Jazmine Monai Dodson**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-04981**

A Petition has been filed to change the name of Jasmen Kichan Strong aka Jazmine Monai Strong (minor child) to Jazmine Monai Dodson.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100985 (3-24)

**NOTICE**

IN THE MATTER OF:  
**GREGORY LEE HENNON**

FOR THE CHANGE OF NAME TO:  
**GREGORY LEE STARKEY**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-02193**

A Petition has been filed to change the name of Gregory Lee Hennon to Gregory Lee Starkey.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100986 (3-24)

**NOTICE**

IN THE MATTER OF:  
**KYLE KENNETH HENNON**

FOR THE CHANGE OF NAME TO:  
**KYLE DOUGLAS STARKEY**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-02194**

A Petition has been filed to change the name of Kyle Kenneth Hennon to Kyle Douglas Starkey.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100988 (3-24)

**NOTICE**

IN THE MATTER OF:  
**KEITH DAVID HENNON**

FOR THE CHANGE OF NAME TO:  
**KEITH DAVID STARKEY**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-02193**

A Petition has been filed to change the name of Keith David Hennon to Keith David Starkey.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100987 (3-24)

**NOTICE**

IN THE MATTER OF:  
**MARVENE BAPTISTE**

FOR THE CHANGE OF NAME TO:  
**MARVENE THORPE-BAPTISTE**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-03325**

A Petition has been filed to change the name of Marvene Baptiste to Marvene Thorpe-Baptiste.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100989 (3-24)

**NOTICE**

IN THE MATTER OF:  
**Darrian Demetrius Quattlebaum**

FOR THE CHANGE OF NAME TO:  
**Darreon Devin Gray**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-05408**

A Petition has been filed to change the name of (minor child) Darrian Demetrius Quattlebaum to Darreon Devin Gray.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100990 (3-24)

**NOTICE**

IN THE MATTER OF:  
**Anton Lubomirov Gueorguiev**

FOR THE CHANGE OF NAME TO:  
**Anton Lyubomirov Georgiev**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-05425**

A Petition has been filed to change the name of Anton Lubomirov Gueorguiev to Anton Lyubomirov Georgiev.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100991 (3-24)

**NOTICE**

IN THE MATTER OF:  
**Jessica Blizzard**

FOR THE CHANGE OF NAME TO:  
**Jessica Alisia Martinez**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-05603**

A Petition has been filed to change the name of Jessica Blizzard to Jessica Alisia Martinez.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100992 (3-24)

**NOTICE**

IN THE MATTER OF:  
**TONI ANISSA ANDERSON**

FOR THE CHANGE OF NAME TO:  
**NETEIRA ANU EL**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-06075**

A Petition has been filed to change the name of Toni Anissa Anderson to Neteira Anu El.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100998 (3-24)

**NOTICE**

IN THE MATTER OF:  
**Juliana C Okafor**

FOR THE CHANGE OF NAME TO:  
**Juliana Chidinma Mbanusi**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-06557**

A Petition has been filed to change the name of Juliana C Okafor to Juliana Chidinma Mbanusi.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100994 (3-24)

**NOTICE**

IN THE MATTER OF:  
**RayShawn Denise Byrams**

FOR THE CHANGE OF NAME TO:  
**Destiny Nicole Davis**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-06526**

A Petition has been filed to change the name of RayShawn Denise Byrams to Destiny Nicole Davis.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100995 (3-24)

**NOTICE**

IN THE MATTER OF:  
**Heath Lewis**

FOR THE CHANGE OF NAME TO:  
**Heath Cohen**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-06091**

A Petition has been filed to change the name of Heath Lewis to Heath Cohen.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100996 (3-24)

**NOTICE**

IN THE MATTER OF:  
**MARVIN EDWARD MCLEAN**

FOR THE CHANGE OF NAME TO:  
**ANKHU SEBEK ENOS**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-06076**

A Petition has been filed to change the name of Marvin Edward McLean to Ankh Sebek Enos. The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100997 (3-24)

**NOTICE**

IN THE MATTER OF:  
**Jeffrey Stewart Chinchilla Rodas**

FOR THE CHANGE OF NAME TO:  
**Jeffrey Stewart Chinchilla Arevalo**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-05633**

A Petition has been filed to change the name of Jeffrey Stewart Chinchilla Rodas to Jeffrey Stewart Chinchilla Arevalo.

The latest day by which an objection to the Petition may be filed is April 18, 2011.

Marilynn M. Bland  
 Clerk of the Circuit Court for Prince George's County, Maryland  
 100993 (3-24)

**Prince George's Arts Council** Presents **HONORING A KING:** A Tribute to the Life and Legacy of The Rev. Dr. Martin Luther King, Jr.

**Poetry Between the Lines**

**Saturday, April 2, 2011 at 4:00 PM**  
 The Publick Playhouse  
 5445 Landover Rd., Cheverly, MD 20787

Featuring Collective Voices:  
 J. Joy "Sistah Joy" Matthews Alford  
 Sylvia Dianne "Ladi Di" Beverly  
 Andre "Brenardo" Taylor.  
 Joined by area poets **Dyone Mitchell, Carolyn Cooley-Joyner** and poet/actor **Avery Lanier-Tynes.**  
 WHUR Radio Personality **Jacquie Gales Webb**  
 Performances by **Malcolm X Drummers and Dancers**  
 Classical Music by **Patrick D. McCoy** and **Karen Wiggins-Wilbanks**

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