

# COUNTY CHURCH DIRECTORY

## AFRICAN METHODIST EPISCOPAL

### HEMINGWAY MEMORIAL A.M.E. CHURCH

"Kingdom Power, through Word, Worship, Work, and Witness"  
Acts 1: 8

6330 Gateway Blvd.,  
District Heights, MD 20747  
(301) 568-9127  
www.hemingway-ame.org

#### SUNDAY SCHEDULE

8:00 a.m. - Church School  
8:00 a.m. - Discipleship Classes  
9:00 a.m. **Worship Service**

**Wednesday**  
12:00 Noon - Noon Day Bible Study  
7:00 p.m. - Pastor's & Youth Bible Study

**Thursday**  
7:30 p.m. - Men's Bible Study

**Rev. Samuel E. Hayward III, Senior Pastor**

## UNITED METHODIST

### WESTPHALIA United Methodist Church

"A CHURCH ON THE REACH FOR GOD"  
8511 Westphalia Rd.  
Upper Marlboro, MD

**Two Worship Services:  
8 and 10:30 a.m.  
Sunday School: 9:30**

(301)735-9373  
Fax: (301) 735-1844

**Rev. Dr. Timothy West, Pastor**

ALL ARE WELCOME  
Web Site:  
www.westphaliaum.org

## BAPTIST

### FIRST BAPTIST CHURCH OF HIGHLAND PARK

'A Bible Based, Christ Centered & Spirit Led Congregation'  
6801 Sheriff Road Landover, MD  
20785 (301) 773-6655

Sunday Biblical Institute:  
9:45 a.m.  
Sunday Worship:  
7:30 a.m., 11:15 a.m., 6:00 p.m.

'WONDERFUL WEDNESDAYS WITH JESUS':  
12 noon (The Power Hour) and 6:45 pm

'A Time of Prayer, Praise, Worship, & The Word'  
**Dr. Henry P. Davis III, Pastor**  
www.fbhp.org

## COMMUNITY CHURCH

### WORD OF GOD COMMUNITY CHURCH

"The Church Where Everybody is Somebody and Jesus is Lord"  
4109 Edmonston Road Bladensburg, MD  
(301) 864-3437

Intercessory Prayer: Sundays - 8:30 a.m.  
Church School: - 9:15 a.m.  
Morning Worship Celebration- 10:30 a.m.  
Wed. Night Bible Study - 7:45 p.m.  
**Elder Willie W. Duvall, Pastor**

## BAPTIST

### First Baptist Church of College Park

Welcomes You Where Jesus Christ Is Lord and King  
**Stephen L. Wright, Sr., Pastor**

5018 Lakeland Road  
College Park, MD 20740  
**301-474-3995**  
www.fbc-cp.org

Sunday School 9:30a.m.  
Sunday Worship 11a.m.  
Holy Communion 1st Sunday  
Wednesday Bible Study 7-8p.m.  
Wednesday Prayer Service 8p.m.

## UNITED METHODIST

### Union United Methodist Church

14418 Old Marlboro Pike,  
Upper Marlboro, MD

**Church (301) 627-5088**

Sunday School: (Children/Adults) - 8:30 a.m.  
Sunday Worship: 10:00 a.m.

**Rev. Kendrick D. Weaver, Pastor**

## BAPTIST

### Forest Heights Baptist Church

We exist to strengthen your relationship with God.

6371 Oxon Hill Road  
Oxon Hill, Maryland 20745  
Sunday School (Adults & Children) - 9:30 A.M.  
Worship Service - 11:00 A.M.  
Wed. Prayer Service & Bible Study - 7:00 P.M.

Office (301) 839-1166  
Fax (301) 839-1721

E-mail: Office [FHBC@verizon.net](mailto:FHBC@verizon.net)  
Pastor: Rev. Waymond B. Duke

## BAPTIST

## LEGALS

### ELECTION NOTICE

In compliance with the Charter of the City of Glenarden, Maryland  
An  
**ELECTION**  
Will be held on

MONDAY, MAY 2, 2011  
JAMES R. COUSINS, JR., MUNICIPAL CENTER  
8600 GLENARDEN PARKWAY  
GLENARDEN, MARYLAND

POLLS OPEN: 7:00 a.m. until 8:00 p.m.

To Elect  
A MAYOR  
COUNCILMEMBERS - AT-LARGE (2)  
WARD I - (2) COUNCILMEMBERS  
WARD II - (2) COUNCILMEMBERS  
WARD III - (1) COUNCILMEMBER

All citizens who have resided within the corporate limits of the City of Glenarden for at least ninety (90) days immediately preceding the City election are eligible to seek office in accordance with the City Charter of the City of Glenarden, Maryland.

Potential candidates must file a petition of candidacy; signed by the candidate, and endorsed by at least 15 persons entitled to vote as required by Section 705 of the City Charter (a fee is required). Petitions shall be available at the James R. Cousins Municipal Center beginning on **Thursday, March 17, 2011. Petitions shall be filed by 5 p.m. Thursday, March 31, 2011.**

ABSENTEE BALLOTS will be available at the James R. Cousins, Jr., Municipal Center beginning **April 08, 2011. Ballots must be returned by 5:00 p.m. on Friday, April 29, 2011.**

Return Petitions and Absentee Ballots to:

The Board of Elections  
The James R. Cousins, Jr., Municipal Center  
8600 Glenarden Parkway  
Glenarden, Maryland 20706

By the authority of the Glenarden Board of Elections  
F. Geraldine Langford, Chairperson/Mary B. Fields, Vice-Chair

100865 (3-3,3-10)

### 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
C11-086	Portable Litter Fence	Pre-Bid Conference: 3/24/11 @ 10:00 a.m. Opens: 4/8/11 @ 3:00 p.m.	\$ 5.50
S10-073A	Civil Engineering, Environmental Engineering and Construction Management Services "EXTENDED"	Pre-Bid Conference: Occurred Closes: 4/19/11 @ 3:00 p.m.	\$25.00

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

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

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

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website [www.princegeorgescountymd.gov](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

## LEGALS

### MECHANIC'S LIEN SALE

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

**MARCH 18, 2011  
AT 10:00 A.M.**

American Fleet Sales & Services, Cap. Hghts., MD  
**2003 FORD BUS**  
VIN #: 1FDXE45F83HA06246

Eric Young, Ft. Washington, MD  
**1991 CHEVY**  
VIN #: 1G1YY2381M5104121

Carl Kelly, Baltimore, MD  
**2004 FORD**  
VIN #: 1FMZU73K24ZA15999

Shawn Brown, Baltimore, MD  
**2000 PLY**  
VIN #: 1P3ES46C1YD823551

Discount Auto and Lawnmower Repair, Clinton, MD 20735  
**2003 JAGU 4S**  
VIN #: SAJEA51D93XD49109  
**2002 PONT 2S**  
VIN #: 1G2NW12E92C233870

Sale to be held on the premises of:

**J & M AUTO**  
5921 Arbor Street  
Hyattsville, MD 20781

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

100913 (3-10,3-17) 100914 (3-10)

## EMPLOYMENT OPPORTUNITIES

Find yourself where a **FOUR-STAR RATING** describes more than just our food or service.

★★★★

**Cooks ★ Servers ★ Hosts/Hostesses ★ Cashiers  
Retail Sales ★ Dishwashers ★ Night Janitorial**

Been looking for good pay, career nobility, and really smart, successful & friendly co-workers? You have arrived.

Cracker Barrel is America's #1 family dining restaurant, a rating we earned by doing one thing better than anyone else for over 40 years - pleasing people.

And it's not just our customers that are happy. Our employees are among the best trained and most successful career-focused people in the industry. Join us and enjoy:

**Exceptional training  
Up to 3 pay raises in the first year  
Advancement opportunities  
Flexible schedules  
Paid vacation, 401(k) and other great benefits**

visit [www.crackerbarrel.com](http://www.crackerbarrel.com) to learn more or visit our NEW STORE at:  
3742 Crain Hwy  
Waldorf, MD 20602  
Mon - Fri 9am - 5pm  
Sat - 10am - 2pm  
or call: (301) 464-7650  
We are a drug-free workplace. EOE.

  
**YOUR DESTINATION FOR SUCCESS.**

**The Prince George's Post Newspaper**  
\*\*\*\*\*  
**Call (301) 627-0900 or Fax (301) 627-6260**  
**SUBSCRIBE TO THE PRINCE GEORGE'S POST TODAY!**

# CLASSIFIEDS

## AUCTIONS

AUCTION-ONLINE ONLY - Business Realignment - Painting Contractor, March 15-17, Petersburg, VA. Aerials, Trucks & Trailers, Painting & Other Equipment, Office Furniture & More. Motley's Auction & Realty Group, 804-232-3300, [www.motley.com/auctions](http://www.motley.com/auctions). VAAL#16

## AUTOMOBILE DONATIONS

DONATE YOUR VEHICLE RECEIVE FREE VACATION VOUCHER. UNITED BREAST CANCER FOUNDATION Free Mammograms, Breast Cancer Info [www.ubcf.info](http://www.ubcf.info) FREE Towing, Tax Deductible, Non-Runners Accepted, 1-888-468-5964

DONATE VEHICLE: Receive \$1000 GROCERY COUPONS. Your Choice. NOAH'S ARC, NO KILL Animal Shelters. Advanced Veterinary Treatments. Free Towing, IRS TAX DEDUCTION. Non-runners 1-866-912-GIVE

## BUSINESS OPPORTUNITY

ALL CASH VENDING ROUTE! Be Your Own Boss! 25 Machines + Candy All for \$9995. 877-915-8222 All Major Credit Cards Accepted!

## CAMPGROUNDS

Lake Somerset Camp Ground, Maryland Eastern Shore. Leave your RV on site all year. \$1500 includes water, electric & sewage. 3 trailers on site for sale. Call 410-957-1866 or 410 957-9897 or email [lakesomerset@earthlink.net](mailto:lakesomerset@earthlink.net). Visit our website [www.lakesomerset@earthlink.net](http://www.lakesomerset@earthlink.net).

## FURNITURE

Cherry Bedroom Set. Solid Wood, never used, brand new in factory boxes. English Dovetail. Original cost \$4500. Sell for \$895. Can deliver. Call Tom 240-482-8721

LEATHER LIVING ROOM SET. In original plastic, never used. Orig price \$3000, Sacrifice \$975. Can deliver. Call Bill 301-841-7565

## HEALTH & MEDICAL

IF YOU USED TYPE 2 DIABETES DRUG AVANDIA between 1999- present and suffered a stroke or heart attack you may be entitled to compensation. Attorney Charles Johnson 1-800-535-5727

## HELP WANTED DRIVERS

TRUCK DRIVERS WANTED! 2011 PAY RAISE! UP TO \$.52 PER MILE! HOME WEEKENDS! NEW EQUIPMENT! HEARTLAND EXPRESS 1-800-441-4953 [www.heartlandexpress.com](http://www.heartlandexpress.com)

## LAND FOR SALE

RURAL MOUNTAIN LAND?BARGAIN! Under \$1,000/Acre. Spectacular private, secluded mountain acreage! Vast trails, dramatic views, level mountain tops! Ready to explore/play. Excellent financing. Call owner now 877-526-3764 [www.vtimberland.com](http://www.vtimberland.com)

## MISCELLANEOUS

AIRLINE MECHANIC - Train for high paying Aviation Maintenance Career. FAA approved program. Financial aid if quali-

## MISCELLANEOUS

Job placement assistance. CALL Aviation Institute of Maintenance (866) 823-6729.

## MISCELLANEOUS/TRAINING

MASSAGE THERAPY - Learn fast, earn fast. Financial aid if qualified. A new career is at your fingertips. Call Centura College 877-206-3353

## REAL ESTATE

Retirement and future move? Discover Delaware and our gated community. Manufactured homes from the mid 50's to low 100's. Brochures available 1-866-629-0770 Or search [www.coolbranch.com](http://www.coolbranch.com)

## SERVICES - MISC

AD FUNDS TIGHT??? - Check out THE DAILY CLASSIFIED CONNECTION. For \$199 per day - Get Ad Placement 5 Days Per Week in 14 Major Daily Newspapers in Washington, Maryland and DC. With a readership of 2.8 million, few people miss the opportunity to be up to date with our local, regional and national news. Space is limited - Call now for immediate placement today 410-721-4000x19 or visit our website: [www.mddcpress.com](http://www.mddcpress.com)

## VACATION RENTALS

Best selection of affordable rentals. Full/ partial weeks. Call for FREE brochure. Open daily. Holiday Real Estate. 1-800-638-2102. Online reservations: [www.holidayoc.com](http://www.holidayoc.com)

**The Prince George's Post**  
**301-627-0900**

**LEGALS**

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

**NOTICE OF PUBLIC HEARING**  
**ON APPLICATION TO PERMANENTLY PRESERVE PROPERTY**  
**PURSUANT TO THE MARYLAND AGRICULTURAL FOUNDATION**  
**PROGRAM**

On Tuesday, March 15, 2011 at 10:00 a.m. the County Council will hold a public hearing on the application of:

The Estate of Francis Moore James Donohue (Application dated August 23, 2010 requesting the permanent preservation of approximately 147.94 acres of land located at 16501 Old Marshall Hall Road in Accokeek, Prince George's County, Maryland);

Council Resolution 4-2011 (CR 4-2011), which gives background information on the proposal and includes locator maps showing the property are available from the Office of the Clerk of the Council.

All interested persons are invited to express their views on the proposals. Statements may be submitted in writing or presented verbally at the public hearing. Written comments may be submitted to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 and should be submitted at or before the hearing.

Those wishing to testify at this hearing, or receive a copy of the proposed resolution, are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone 301-952-3600, TDD-301-925-5167. For further information regarding the petition or applicable procedures, please phone Mr. Yates Clagett, Agricultural Planner, Prince George's Soil Conservation District at 301-574-5162.

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

ATTEST:  
 Redis C. Floyd  
 Clerk of the Council

100874 (3-3,3-10)

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

**NOTICE OF PUBLIC HEARING**  
**ON APPLICATION TO PERMANENTLY PRESERVE PROPERTY**  
**PURSUANT TO THE MARYLAND AGRICULTURAL FOUNDATION**  
**PROGRAM**

On Tuesday, March 15, 2011 at 10:00 a.m. the County Council will hold a public hearing on the application of:

Daniel A. and Carol G. Donohue (Application dated August 23, 2010 requesting the permanent preservation of approximately 20.0 acres of land located at 16505 Old Marshall Hall Road in Accokeek, Prince George's County, Maryland);

Council Resolution 3-2011 (CR 3-2011), which gives background information on the proposal and includes locator maps showing the property are available from the Office of the Clerk of the Council.

All interested persons are invited to express their views on the proposals. Statements may be submitted in writing or presented verbally at the public hearing. Written comments may be submitted to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 and should be submitted at or before the hearing.

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Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

ATTEST:  
 Redis C. Floyd  
 Clerk of the Council

100873 (3-3,3-10)

**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 Duvall 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

**LEGALS**

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)

**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 March 28th, 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# 4918 2001 MITSUBISHI Eclipse-V6  
 VIN# 4A3AC54H21E074871  
 BEST TRANSMISSIONS  
 6100 ERDMAN AVE  
 BALTIMORE

LOT# 4919 2004 TOYOTA Highlander-4 Cyl.  
 VIN# JTEGD21A040093481  
 LORD'S COLLISION EXPERTS  
 T/A SECURITY AUTO  
 6400 WINDSOR MILL RD  
 BALTIMORE

LOT# 4921 2005 NISSAN Pathfinder-V6  
 VIN# 5N1AR18WX5C718570  
 STAR VALLEY INC DBA AAMCO TRANS  
 7596 ANNAPOLIS ROAD  
 LANHAM

LOT# 5240 2001 MITSUBISHI Galant-V6  
 VIN# 4A3AA46H71E116190  
 JOEVIC AUTO SERVICE  
 3540 FEDERAL ST  
 BALTIMORE

LOT# 5254 2005 TOYOTA Camry-4 Cyl.  
 VIN# 4T1BE32K35U049487  
 ANTWERPEN TOYOTA  
 12420 AUTO DRIVE  
 CLARKSVILLE

LOT# 5271 2000 VOLKSWAGEN Passat-V6  
 VIN# WVWMD23B6YP216128  
 FITZGERALD AUTO MALL  
 34 HUDSON STREET  
 ANNAPOLIS

LOT# 5281 2001 JEEP Grand Cherokee-V8  
 VIN# 1J4GW48N81C644621  
 THE DARK SIDE  
 107 WASHINGTON ST  
 TIMONIUM

LOT# 5283 2002 FORD TRUCK Escape-V6  
 VIN# 1FMYU01182KB31808  
 WOODMOOR SHELL  
 10144 COLESVILLE RD  
 SILVER SPRING

LOT# 5284 2005 HARLEY DAVID-SON FXD  
 VIN# 1HD1GHV175K331720  
 TONY WRIGHT RACE CARS, INC  
 10651 DEACON RD  
 WHITE PLAINS

LOT# 5313 2003 BMW 745i  
 VIN# WBAGL63433DP66077  
 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**  
 100915 (3-10,3-17)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC  
 Plaintiff

v.  
 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

**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.  
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 Liber/Folio: 23624/712  
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 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  
 100895 (3-10,3-17,3-24)

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

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

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

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

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

**LEGALS**

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC  
 Plaintiff

v.  
 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

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

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

**In the Circuit Court for**  
**Prince George's County,**  
**Maryland**  
**Civil Division**  
**CAE 11-04967**

The object of this proceeding is to secure the foreclosure of all rights 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

**In the Circuit Court for**  
**Prince George's County,**  
**Maryland**  
**Civil Division**  
**CAE 11-04967**

The object of this proceeding is to secure the foreclosure of all rights 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

**In the Circuit Court for**  
**Prince George's County,**  
**Maryland**  
**Civil Division**  
**CAE 11-04967**

The object of this proceeding is to secure the foreclosure of all rights 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

**In the Circuit Court for**  
**Prince George's County,**  
**Maryland**  
**Civil Division**  
**CAE 11-04967**

The object of this proceeding is to secure the foreclosure of all rights 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

**In the Circuit Court for**  
**Prince George's County,**  
**Maryland**  
**Civil Division**  
**CAE 11-04967**

The object of this proceeding is to secure the foreclosure of all rights 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

**In the Circuit Court for**  
**Prince George's County,**  
**Maryland**  
**Civil Division**  
**CAE 11-04967**

The object of this proceeding is to secure the foreclosure of all rights 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

**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

**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**

**550 WILSON BRIDGE DRIVE, UNIT C2  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Johnson Ejalu, dated August 25, 2006 and recorded in Liber 26333, Folio 103 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$115,000.00, and an original interest rate of 8.250%, 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 22, 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 \$13,000.00 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

100872 (3-3,3-10,3-17)

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

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

**9303 FORDSVILLE COURT  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Angela Lane-Blake, dated October 31, 2007 and recorded in Liber 28961, Folio 583 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$410,000.00, and an original interest rate of 7.150%, 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 22, 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 \$49,000.00 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

100878 (3-3,3-10,3-17)

**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**

**7429 FLAG HARBOR DRIVE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Beverly N. Morgan, dated October 28, 2005 and recorded in Liber 23744, Folio 696 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$152,083.83, and an original interest rate of 7.203%, 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 22, 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 \$17,000.00 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

100880 (3-3,3-10,3-17)

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

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

**2403 FORT DRIVE  
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Jonathan Armstead and Wilhelmina H. Armstead, dated July 26, 2006 and recorded in Liber 28928, Folio 415 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,000.00, and an original interest rate of 5.890%, 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 15, 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

100843 (2-24,3-3,3-10)

**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)

**LEGALS**

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 Adedeji 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)

**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**

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**

**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**

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**

**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-Onyeanusi and Emmanuel Onyeanusi, 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

**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

**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)

**CITY OF GLENARDEN, MARYLAND  
REQUEST FOR PROPOSALS (RFP)  
ALCOHOL, FOOD, AND ENTERTAINMENT  
SERVICES  
CONTRACT NO. 2011-002**

**1. ADVERTISEMENT**

Request for proposals (RFP) addressed to the City Manager for Contract Services for alcohol, food, and entertainment services for the Gold Room located in the Municipal Hall in the City of Glenarden, Glenarden, MD 20706, will be received at the City of Glenarden, 8600 Glenarden Parkway, Glenarden, MD 20706 until 3:00pm March 26, 2011.

Copies of the RFP may be obtained at the Glenarden City Hall between the hours of 8:30am and 5:00pm, Monday through Friday.

The City of Glenarden is an equal opportunity employer. Discrimination based on age, race, sex, handicap or national origin is expressly prohibited.

The City of Glenarden reserves the right to accept or reject any and all bids based on the best interest of the City. The contact person for this project is Beatrice P. Tignor, City Manager, 301 773 2103.

**2. Preparation of the RFP**

The RFP forms and attachments are included in the RFP and shall be completed in full in ink, typewriter or electronically and manually signed. If changes and erasures are made, such erasures shall be clear and eligible, and shall be initialed by the person signing the forms.

100899 (3-10)

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

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

**Adoption No: CAA10-41300**

**NOTICE TO BIRTH  
FATHER**

To: **DANIEL D. SMITH:** You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA10-41300. All persons who believe themselves to be parents of a female child born on January 18, 2006, in Washington, DC, to Tamara Celeste Bynum, born January 31, 1975, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

100900 (3-10)

**NOTICE**

Deborah K. Curran, et al.  
Substitute Trustees

vs. Plaintiffs

Reyes Peralta Angeles aka  
Reyes Peralta and Ricardo Avila  
Carrillo aka Ricardo Avila

Defendants

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

**Civil No. CAE 10-15294**

ORDERED, this 4th day of March, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4823 Henderson Road, 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 \$159,275.79.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

100916 (3-10,3-7,3-24)

**LEGALS**

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

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

Case No: CAE 10-28734

**ORDER OF PUBLICATION**

This is to give notice that on the 30th day of August 2010, a Petition for Guardianship of a Minor Child, JAMARCUS JACKSON, was filed in the Circuit Court for Prince George's County, Maryland, by MAUREEN JACKSON, Petitioner, against TANIKA THOMPSON, birth mother, and UNKNOWN birth father. The birth mother, TANIKA THOMPSON, last known address is 204 Bucksin Drive, Summerville, South Carolina, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE10-28734, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 28th day of February, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 28th day of March, 2011, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 4th day of April, 2011, why the relief requested should not be granted.

MARILYNN M. BLAND  
CLERK

100886 (3-3-3-10,3-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FINIS W. DAILEY

Notice is given that Adele Smith, whose address is 13311 Washington Drive, Fort Washington, MD 20744 was on February 15, 2011 appointed personal representative of the estate of Finis W. Dailey, who died on February 8, 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 15th 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.

ADELE SMITH  
Personal Representative

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

Estate No. 86786  
100848 (2-24,3-3,3-10)

**NOTICE**

Deborah K. Curran, et al.  
Substitute Trustees

vs. Plaintiffs

William M Colwell III  
Defendant

In the Circuit Court for Prince George's County, Maryland  
Civil No. CAE 10-35556

ORDERED, this 15th day of February 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4507 Romlon Street, Unit 1, Beltsville, Maryland 20705 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 15th day of March, 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 15th day of March, 2011, next.

The report states the amount of sale to be \$168,834.37.

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

True Copy—Test:  
Marilynn M Bland, Clerk

100838 (2-24,3-3,3-10)

PRINCE GEORGE'S COUNTY GOVERNMENT

**BOARD OF LICENSE COMMISSIONERS**

**Notice of Public Hearing**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County, on March 24, 2011 and will be heard on May 24, 2011. Those licenses are:

Class B, Beer – 17 B 2

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

Public Hearings are also scheduled for April 6, 2011 and April 13, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Diane M. Bryant  
February 23, 2011

100875 (3-3-3-10)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

Jesus Ramirez,  
a/k/a Jesus Ramirez-Velasco  
5804 63rd Place  
Riverdale, MD 20737

Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 10-34309

Notice is hereby given this 28th day of February, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2011, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of March, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$62,250.00. The property sold herein is known as 5804 63rd Place, Riverdale, MD 20737.

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

True Copy—Test:  
Marilynn M Bland, Clerk  
100885 (3-3,3-10,3-17)

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  
JOANNE M. MOFFETT  
Co-Personal Representative(s)

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

Estate No.86824  
100889 (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.

Bonifacio Ramirez  
Ana C. Ramirez  
8600 22nd Place  
Hyattsville, MD 20783

Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 10-18238

Notice is hereby given this 24th day of February, 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 24th day of March, 2011, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 24th day of March, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$159,750.00. The property sold herein is known as 8600 22nd Place, Hyattsville, MD 20783.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

100852 (3-3,3-10,3-17)

**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.

Sandra Cardoso  
5830 33rd Place  
Hyattsville, MD 20782

Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 10-08796

Notice is hereby given this 28th day of February, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2011, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of March, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$89,000.00. The property sold herein is known as 5830 33rd Place, Hyattsville, MD 20782.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100887 (3-3,3-10,3-17)

David R. Cross, Esquire  
115 Centerway  
Greenbelt, MD 20770

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERTA J SMITH

Notice is given that Randolph R Smith whose address is 15 Lakeside Drive, Greenbelt, MD 20770 was on February 25, 2011 appointed personal representative of the estate of Roberta J Smith who died on January 3, 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 25th 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.

RANDOLPH R SMITH  
Personal Representative

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

Estate No.86838  
100890 (3-10,3-17,3-24)

**LEGALS**

PRINCE GEORGE'S COUNTY GOVERNMENT

**Board of License Commissioners**

(Liquor Control Board)

MARCH 22, 2011

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

**NEW - BLX**

Ofobuie N. Okeh, Owner/President a Class B, BLX, Beer, Wine and Liquor License for the use of A Plus Cafe, LLC, t/a A Plus Cafe, 8500 Annapolis Road, Suite I & J, New Carrollton, 20784.

**TRANSFER**

Hirankumar R Patel, Member-Manager, Milton Harrell, Member-Authorized Person for a Class A, Beer, Wine and Liquor License for the use of Piscataway Beverages, LLC, t/a Piscataway Liquors, 9814 Piscataway Road, Clinton, 20735 transfer from Piscataway Beverages, LLC, t/a Piscataway Liquors, Munawar Yousuf Zariwala, Member-Manager, Milton Harrell, Member-Authorized Person.

Mark Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person for a Class B, BLX, Beer, Wine and Liquor License for the use of Potomac of Prince George's LLC, t/a Applebee's, 4100 Robert Crain Highway, Bowie, 20715 transfer from Applebee's Restaurant Maryland License, t/a Applebee's, Kevin P. Hyland, Authorized Person, Mark J. Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person.

Mark Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person for a Class B, BLX, Beer, Wine and Liquor License for the use of Potomac of Prince George's LLC, t/a Applebee's, 1000 Largo Center Drive, Largo, 20785 transfer from Applebee's Restaurant Maryland License, t/a Applebee's, Kevin P. Hyland, Authorized Person, Mark J. Kaiser, Authorized Person, Kimerlyn Butler, Authorized Person.

**NEW**

Nkem Enow Florz Nso Ngoe, Managing Member for a Class B, Beer, Wine and Liquor License for the use of Flora's Restaurant & Carryout, LLC, t/a Flora's Restaurant & Carry-Out, 10621 Greenbelt Road, Suite 209, Lanham, 20706.

Domingo Manana, Partner, Danny Medina, Partner for a Class D, Beer and Wine License for the use of Mi Patio Restaurant, LLC, t/a Mi Patio Restaurant, 5420 Queens Chapel Road, Hyattsville, 20782.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, March 22, 2011. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Diane M. Bryant  
February 23, 2011

100876 (3-3,3-10)

**SMALL ESTATE**

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

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

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

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

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

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

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

LAURA ANN GRAHAM  
Personal Representative

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

Estate No. 86842  
100891 (3-10)

**LEGALS**

Thomas A. McManus, Esquire  
5407 Water Street, Suite 101  
Upper Marlboro, MD 20772  
301-627-5500

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET IRELAND DULEY

Notice is given that Thomas F. Duley, c/o Thomas A. McManus, Esquire, whose address is 5407 Water Street, Ste. 101, Upper Marlboro, MD 20772, was on February 17, 2011 appointed personal representative of the estate of Margaret Ireland Duley who died on November 4, 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 17th day of August, 2011.

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

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

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

THOMAS F. DULEY  
Personal Representative

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

Estate No.86789  
100849 (2-24,3-3,3-10)

**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 March 21st, 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# 5262 1998 CADILLAC Deville-V8  
VIN# 1G6KD54Y4WU705222  
U STORE EPSILON LIMITED PARTNERSHIP  
3860 KENILWORTH AVE  
BLADENSBURG

LOT# 5272 1999 FORD TRUCK Expedition-V8  
VIN# 1FMPU18L2XLB96745  
DARCARS LANHAM FORD  
9020 LANHAM SEVERN RD  
LANHAM

LOT# 5274 2000 CHEVROLET Monte Carlo-V6  
VIN# 2G1WX12K8Y9349220  
HILLTOP MOTORS INC  
4863 MARLBORO PIKE  
CAPITOL HEIGHTS

LOT# 5275 2000 TOYOTA 4Runner  
VIN# JT3GN86R9Y0178851  
CARMASTERS LLC  
9921-A WASHINGTON BLVD  
LAUREL

LOT# 5276 2006 SATURN Ion-4 Cyl.  
VIN# 1G8AL55F16Z125626  
CHESAPEAKE COLLISION  
9825 LIBERTY ROAD  
RANDALLSTOWN

LOT# 5277 2003 TOYOTA Camry-4 Cyl.  
VIN# JTBDE32K33020114  
JANNET SERVICE CENTER  
209 A CHURCH RD  
REISTERSTOWN

LOT# 5278 2000 FORD TRUCK Econoline E350 Wag-V8  
VIN# 1FBSS31LYHA56056  
JANNET SERVICE CENTER  
209 A CHURCH RD  
REISTERSTOWN

LOT# 5279 1997 CHRYSLER Town & Country-V6  
VIN# 1C4GP64L2VB407976  
BEST TRANSMISSIONS  
6100 ERDMAN AVE  
BALTIMORE

LOT# 5280 2004 MAZDA Tribute-V6  
VIN# 4F2Y294174KM20056

LOT# 5281 2004 MAZDA Tribute-V6  
VIN# 4F2Y294174KM20056

LOT# 5282 2004 MAZDA Tribute-V6  
VIN# 4F2Y294174KM20056

LOT# 5283 2004 MAZDA Tribute-V6  
VIN# 4F2Y294174KM20056

LOT# 5284 2004 MAZDA Tribute-V6  
VIN# 4F2Y294174KM20056

LOT# 5285 2004 MAZDA Tribute-V6  
VIN# 4F2Y294174KM20056

LOT# 5286 2004 MAZDA Tribute-V6

**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**

**7212 SPLIT RAIL LANE  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Afam Okafor, dated May 18, 2006 and recorded in Liber 25250, Folio 276 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$186,600.00, 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 **MARCH 15, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (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

100845 (2-24,3-3,3-10)

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

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

**4911 MONROE STREET  
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust from Carolyn J. Moorman, dated March 21, 2008 and recorded in Liber 29865, Folio 623 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,567.89, and an original interest rate of 1.760%, 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 15, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

100844 (2-24,3-3,3-10)

**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  
8208 Temple Hill Road, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Lashonne Jones and Joseph Jones, dated May 23, 2006, and recorded in Liber 28256 at folio 513 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 14, 2011  
AT 12:00 NOON**

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

LOT NUMBERED TWO (2) IN THE SUBDIVISION AS "EASTERLY MANOR".

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 \$35,000.00 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

100842 (2-24,3-3,3-10)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC

v. Plaintiff

JAMES E. SIMMS, JR.

and

WEST COAST SERVICING, INC.

and

JAMES W. HOLDERNESS,  
SUBSTITUTE TRUSTEE

and

B. SEAN A. RADIN, SUBSTITUTE  
TRUSTEE

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: 18155 Horsehead Rd  
Account Number: 08 0842849  
Description: 3.2700 Acres & Imps.  
Map 172, Grid F2, Par 6  
Assmt: \$101,280.00  
Liber/Folio: 10631/334  
Assessed To: Simms, James E Jr.

**In the Circuit Court for  
Prince George's County,  
Maryland  
Civil Division  
CAE 11-03457**

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

Property Address: 18155 Horsehead Rd  
Account Number: 08 0842849  
Description: 3.2700 Acres & Imps.  
Map 172, Grid F2, Par 6  
Assmt: \$101,280.00  
Liber/Folio: 10631/334  
Assessed To: Simms, James E Jr.

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 22nd day of February, 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 18th day of March, 2011, warning all persons interested in the said properties to be and appear in this Court by the 26th day of April, 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  
100864 (3-3,3-10,3-17)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC

v. Plaintiff

UNITED PROPERTY HOLDINGS,  
LLC

and

THE LAST SURVIVING MEMBERS  
AND ASSIGNS OF UNITED PROP-  
ERTY HOLDINGS, LLC

and

THE LYNNHILL CONDOMINI-  
UM

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: 3103 Good Hope Ave. -Unit S -101  
Account Number: 06 0612408  
Description: Unit S-101  
1,118.7700 Sq. Ft.  
Assmt: \$70,666.00  
Liber/Folio: 26444/397  
Assessed To: United Property Holdings, LLC

**In the Circuit Court for  
Prince George's County,  
Maryland  
Civil Division  
CAE 11-04395**

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

Property Address: 3103 Good Hope Ave. -Unit S -101  
Account Number: 06 0612408  
Description: Unit S-101  
1,118.7700 Sq. Ft.  
Assmt: \$70,666.00  
Liber/Folio: 26444/397  
Assessed To: United Property Holdings, 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 22nd day of February, 2011, by the Circuit Court

**LEGALS**

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 18th day of March, 2011, warning all persons interested in the said properties to be and appear in this Court by the 26th day of April, 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  
100862 (3-3,3-10,3-17)

**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.

Dana Higdon  
15701 Main Boulevard  
Accokeek, MD 20607

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 10-37504**

Notice is hereby given this 18th day of February, 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 March, 2011, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of March 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$107,000.00. The property sold herein is known as 15701 Main Boulevard, Accokeek, MD 20607.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

100839 (2-24,3-3,3-10)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC

v. Plaintiff

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: 3202 Brinkley Rd-Unit 1  
Account Number: 12 1334465  
Description: Unit 1 & Imps.  
Brinkley Terrace  
Assmt: \$204,200.00  
Liber/Folio: 25460/063  
Assessed To: Carter, Nathan

**In the Circuit Court for  
Prince George's County,  
Maryland  
Civil Division  
CAE 11-04396**

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

Property Address: 3202 Brinkley Rd-Unit 1  
Account Number: 12 1334465  
Description: Unit 1 & Imps.  
Brinkley Terrace  
Assmt: \$204,200.00  
Liber/Folio: 25460/063  
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 22nd day of February, 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 18th day of March, 2011, warning all persons interested in the said properties to be and appear in this Court by the 26th day of April, 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  
100863 (3-3,3-10,3-17)

**ORDER OF PUBLICATION**

ADELEKE LAMORIYU

v. Plaintiff

CRISPINO RAMIREZ-HERRERA

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: 5001 Edmonston Rd  
Account Number: 02 0166397  
Description: Lots 1,2,3,4 7,974.0000 Sq. Ft. & Imps. Rogers Heights Blk 2  
Assmt: \$63,866.00  
Liber/Folio: 25686/199  
Assessed To: Ramirez-Herrera, Crispino

**In the Circuit Court for  
Prince George's County,  
Maryland  
Civil Division  
CAE 11-03412**

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

Property Address: 5001 Edmonston Rd  
Account Number: 02 0166397  
Description: Lots 1,2,3,4 7,974.0000 Sq. Ft. & Imps. Rogers Heights Blk 2  
Assmt: \$63,866.00  
Liber/Folio: 25686/199  
Assessed To: Ramirez-Herrera, Crispino

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 22nd day of February, 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 18th day of March, 2011, warning all persons interested in the said properties to be and appear in this Court by the 26th day of April, 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  
100861 (3-3,3-10,3-17)

**NOTICE**

Deborah K. Curran, et al.  
Substitute Trustees

vs. Plaintiffs

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 of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3325 Huntley 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**

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  
120 DAY RIGHT OF REDEMPTION BY THE  
INTERNAL REVENUE SERVICE**

**Improved by premises known as  
9610 Old Allentown Road, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Charles Powell and Janice F. Powell, dated August 5, 2006, and recorded in Liber 26838 at folio 579 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 22, 2011  
AT 12:00 NOON**

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

BEGINNING OF THE SAME AT AN IRON PIPE AT THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT; THEME NORTH 84 DEGREES 45' WEST 257.81 FEET TO THE EASTERLY LINE OF SAID ALLENTOWN ROAD (30' ROAD).

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,  
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

100851 (3-3,3-10,3-17)

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  
205 Major King Lane, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Ibad U Rehman, dated May 15, 2006, and recorded in Liber 26271 at folio 028 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 22, 2011  
12:03 PM**

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

LOT NUMBERED FOURTEEN (14), IN BLOCK LETTERED "F" IN THE SUBDIVISION KNOWN AS, "PLAT FIVE, POTOMAC RIDGE, LOTS 1-4, 11-20, BLOCK "F", LOTS 8, 26-30, BLOCK "E" & PARCEL "C", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AS PER PLAT BOOK REP 201, AT PLAT S.

BEING THE SAME PROPERTY CONVEYED TO IBAD U.R. REHMAN BY DEED DATED AUGUST 12, 2005, AND RECORDED ON AUGUST 23, 2005, IN BOOK 22793, PAGE 1.

TAX MAP ID: 12-3596517

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 \$53,000.00 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

100871 (3-3,3-10,3-17)

**LEGALS**

JEROME A. KUTA  
Substitute Trustee  
6423 Old Branch Avenue  
Camp Springs, Maryland 20748  
(301) 449-5530

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

**SUBSTITUTE TRUSTEE'S SALE OF VALUABLE  
REAL ESTATE**

**Known as 23400 Neck Road, Aquasco, Maryland 20608**

By virtue of the power and authority contained in a Deed of Trust from Coronet Builders, LLC to Gerald J. Whittaker and Kevin P. Hoffman (Trustees) dated the 1st day of June, 2004 and recorded in Liber 19776, folio 437, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, Maryland, at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland on

**MARCH 22, 2011  
AT 1:30 P.M.**

all that property described in said Deed of Trust, and further known as follows:

The property known as 23400 Neck Road, Aquasco, Maryland 20608, having Maryland Assessment and Taxation Account Identifier District 08, Account Number 0829119, and;

The property is unimproved land. The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any.

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at the rate of 8% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay.

Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by 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 deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorney fees of \$1,250.00, plus costs, to the Trustee. Purchaser waives personal service of any paper filed in connection with such a Motion to Forfeit Deposit and Resell the property 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 sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason 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, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser agrees to pay \$350.00 to Seller's attorney for review of the settlement documents. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, integrity, physical condition, merchantability, degree of completion of the construction, status of permits, or other similar matters.

JEROME A. KUTA  
Substitute Trustee

Harvey West Auctioneers, LLC  
300 E. Joppa Rd., Ste. 1103  
Baltimore, MD 21286

100870 (3-3,3-10,3-17)

JEROME A. KUTA  
Substitute Trustee  
6423 Old Branch Avenue  
Camp Springs, Maryland 20748  
(301) 449-5530

Circuit Court for Prince George's County Maryland  
Case No. CAE-11-04942

**SUBSTITUTE TRUSTEE'S SALE OF VALUABLE  
COMMERCIAL IMPROVED CONDOMINIUM**

**Premises known as 7823 Belle Point Drive, Greenbelt, Maryland 20770,  
Condo Unit 7823**

By virtue of the power and authority contained in a Deed of Trust from Vinvic Enterprises, Inc. to Gerald J. Whittaker and Kevin P. Hoffman (Trustees) dated the 10th day of August, 2004 and recorded in Liber 20224, folio 441, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, Maryland, at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland on

**MARCH 22, 2011  
AT 1:30 P.M.**

all that property described in said Deed of Trust, and further known as follows:

The property is known as 7823 Belle Point Drive, Greenbelt, Maryland 20770, Condo Unit 7823, having Maryland Assessment and Taxation Account Identifier District 21, Account Number 3496155, and;

The property is improved by an 886 square foot commercial condominium unit in the Belle Point Office Park Condominium. The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any.

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at the rate of 7.5% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay.

Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by 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 deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorney fees of \$1,250.00, plus costs, to the Trustee. Purchaser waives personal service of any paper filed in connection with such a Motion to Forfeit Deposit and Resell the property 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 sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason 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, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser agrees to pay \$350.00 to Seller's attorney for review of the settlement documents. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, integrity, physical condition, merchantability, degree of completion of the construction, status of permits, or other similar matters.

JEROME A. KUTA  
Substitute Trustee

Harvey West Auctioneers, LLC  
300 E. Joppa Rd., Ste. 1103  
Baltimore, MD 21286

100868 (3-3,3-10,3-17)

**LEGALS**

JEROME A. KUTA  
Substitute Trustee  
6423 Old Branch Avenue  
Camp Springs, Maryland 20748  
(301) 449-5530

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

**SUBSTITUTE TRUSTEE'S SALE OF VALUABLE  
IMPROVED REAL ESTATE**

**Premises known as 1211 Doewood Lane, Capitol Heights, MD 20743**

By virtue of the power and authority contained in a Deed of Trust from Ricardo Thompson to Kevin P. Huffman and Gerald J. Whittaker (Trustees) dated the 22nd day of December, 2004, and recorded at Liber 21006, Folio 552, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, Maryland, at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland on

**MARCH 22, 2011  
AT 1:30 P.M.**

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

Being Lots Numbered Forty (40) and Forty-One (41) in Block Lettered "G" in the subdivision known as "Deanwood Park", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book SDH 3, Plat Numbered 57, tax account No. (District 18) 2066223,

said property having an address of 1211 Doewood Lane, Capitol Heights, MD 20743, and;

The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any. The property is improved by a detached dwelling.

TERMS OF SALE: A deposit of \$21,000.00 in the form of cashier's, treasurer's or certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay.

Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by 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 deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorney fees of \$1,250.00, plus costs, to the Trustee. Purchaser waives personal service of any paper filed in connection with such a Motion to Forfeit Deposit and Resell the property 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 sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason 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, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser agrees to pay \$350.00 to Seller's attorney for review of the settlement documents. Purchaser assumes the risk of loss or damage to the properties from the date of sale forward. The properties will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, permits, merchantability, or other similar matters.

JEROME A. KUTA  
Substitute Trustee

Harvey West Auctioneers, LLC  
300 E. Joppa Rd., Ste. 1103  
Baltimore, MD 21286

100867 (3-3,3-10,3-17)

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  
1512 Kingshill Street, Bowie, MD 20721**

By virtue of the power and authority contained in a Deed of Trust from Dashawn R. Dillard and Dessalyn S. Dillard, dated April 25, 2008, and recorded in Liber 29686 at folio 441 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 21, 2011  
12:00 NOON**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHT (8), IN BLOCK NUMBERED 73, AS SHOWN ON THE PLAT ENTITLED "PLAT NO. 46, KETTERING".

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 \$45,000.00 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

100850 (3-3,3-10,3-17)

# The Southern Spotlights

*present*



**\$5.00**



LOUIS FRATINO 2011

**Southern High School Auditorium**

**Friday, March 11, 2011**

**at 7:00 PM**

**Saturday, March 12, 2011**

**at 2:00 PM and 7:00 PM**

**Southern High School  
4400 Solomons Island Road  
Harwood, MD 20776**

**Tickets Available at the door**

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