

**LEGALS**

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

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

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

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

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

**FEBRUARY 25, 2011  
AT 12:09 PM**

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

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

The property is improved by a dwelling.

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

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

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

100783 (2-10,2-17,2-24)

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

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

**Improved by premises known as  
9051 Continental Place, Landover, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Adedeji A Adebiyi aka Ayinde Adebiyi and Khadijat Adebiyi, 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

**FEBRUARY 25, 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

100782 (2-10,2-17,2-24)

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

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

**Improved by premises known as  
2209 Chapman Road, Hyattsville, Maryland 20783**

By virtue of the power and authority contained in a Deed of Trust from Elsa Mendoza and Jose R Martinez, dated October 13, 2005, and recorded in Liber 23718 at folio 727 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the

**LEGALS**

Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MARCH 4, 2011  
AT 12:03 PM**

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

100820 (2-17,2-24,3-3)

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

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

**Improved by premises known as  
13706 Vanderbilt Way, Laurel, Maryland 20707**

By virtue of the power and authority contained in a Deed of Trust from Anthony J Phillips and Mildred L Phillips, dated January 23, 2009, and recorded in Liber 30323 at folio 380 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MARCH 4, 2011  
AT 12:00 NOON**

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

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

The property is improved by a dwelling.

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

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

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

100821 (2-17,2-24,3-3)

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

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

**9319 WYATT DRIVE  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Virginia Gibbs, dated August 19, 2008 and recorded in Liber 30061, Folio 284 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,324.49, and an original interest rate of 1.805%, 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 1, 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 \$20,000.00 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

**LEGALS**

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

100785 (2-10,2-17,2-24)

**NOTICE TO CONTRACTORS**

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Full Depth Roadway Patching At Various Locations, Contract Number 859-H (D), will be received until March 11, 2011, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on February 14, 2011, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

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

QUANTITY	UNIT	DESCRIPTION
200	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
200	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 64-22
100	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
40,000	SY	Full Depth Patching
3,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
1,000	LF	5 Inch Wide Preformed Reflective Pavement Marking
100	LF	24 Inch Wide Preformed Reflective Stop Bars
25	EA	Preformed Pavement Marking Arrows or Letters
2,000	LF	Remove and Replace Concrete Curb and Gutter
2,000	SF	Remove and Replace Concrete Sidewalk

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Full Depth Roadway Patching At Various Locations, Contract No. 859-H (D)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on February 25, 2011, at 11:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

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

100780 (2-10,2-17,2-24)

**NOTICE TO CONTRACTORS**

\*ATTENTION: In accordance to the provisions of the Prince George's County Minority Business Enterprise Law (CB1-1992), Division 6, Sub-Division 1, and Section 10A-136 (i), this solicitation is reserved for participation by Certified Minority Business Enterprises only.

Bid No.: **10-0008**; Project No.: **OCS \*10-0008 Replacement of HVAC Unit at Cora B. Woods Senior Center**

ARCHITECT/ENGINEER: Facilities Operation & Management Division  
NON-REFUNDABLE SPEC. FEES: \$5.50  
DRAWING/SPECIFICATIONS AVAILABLE: February 17, 2011 at 2:00 p.m.  
\*PRE-BID CONFERENCE: February 24, 2011 at 10:00 a.m. at Cora B. Woods Senior Center at 3603 Taylor Street, Brentwood, MD 20722  
\*BID PRICE RESPONSE DUE DATE: March 15, 2011 at 3:00 p.m.  
PROJECT MANAGER: Marty Neitzey PHONE: 301-817-4360

All bidders are encouraged to attend the pre-bid conference. Copies of the bid specifications may be picked up at the Office of Central Services/Contract Administration and Procurement Division, 1400 McCormick Drive, Suite 200, Largo, Maryland 20774 during the hours of 8:00 a.m. - 5:00 p.m. EST. ONLY. ALL NON-REFUNDABLE FEES shall be in the form of a MONEY ORDER, OR CHECK made payable to Prince George's County. **Contractors desiring more than three (3) copies, please call in advance to order the desired number of copies.**

Interested Bidders may review the plans, specifications, and other contractual documents at the address listed above on or after February 17, 2011.

Contractors interested in submitting a bid on the project listed above should direct inquires to Alicia Proctor. Bids shall be received at the Office of Central Services/Contract Administration and Procurement Division on the date and time shown. For further information, contact Alicia Proctor, Buyer at (301) 883-6448 or 883-6400 or via e-mail at [amproctor@co.pg.md.us](mailto:amproctor@co.pg.md.us).

By Authority of  
Rushern L. Baker III  
County Executive  
Prince George's County, Maryland

100829 (2-17)

**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  
**4120 Hanson Oaks Drive, Landover, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Gary L Artis and Pamela D Artis, dated August 28, 1987, and recorded in Liber 6832 at folio 323 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

**FEBRUARY 18, 2011  
AT 12:03 PM**

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

LOT NUMBERED FIFTY-NINE (59) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "HANSON OAKS," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 80 AT PLAT NO. 19. BEING IN THE 20TH ELECTION DISTRICT.

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 10% 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

100762 (2-3,2-10,2-17)

**LEGALS**

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

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

**16940 LIVINGSTON ROAD  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Robert F. Ayodeji and Omotola Ayodeji-Motoni, dated May 31, 2007 and recorded in Liber 28084, Folio 238 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$720,000.00, and an original interest rate of 8.500%, 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 **FEBRUARY 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 \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

100760 (2-3,2-10,2-17)

**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  
**7220 Wood Hollow Terrace, Bldg 8, Unit 7220,  
Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Audrey J Haynie and Lamoth Haynie, dated September 29, 2006, and recorded in Liber 27624 at folio 248 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

**FEBRUARY 25, 2011  
AT 12:12 PM**

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

HOUSING UNIT NUMBERED 7220 WOOD HOLLOW TERRACE, IN BUILDING NO. 8 IN "ROSEDALE ESTATES CONDOMINIUM".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

100784 (2-10,2-17,2-24)

**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**

**3422 MEMPHIS LANE  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from David MacDonald Rankin, dated April 30, 2007 and recorded in Liber 27874, Folio 245 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$344,807.00, 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 8, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

100818 (2-17,2-24,3-3)

**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  
**10202 Prince Place # 2-302, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Tiana A Griffin, dated August 21, 2009, and recorded in Liber 30950 at folio 105 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

**FEBRUARY 18, 2011  
AT 12:00 NOON**

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

UNIT NO. 2-302, IN BUILDING NO. 2, IN A HORIZONTAL PROPERTY OR CONDOMINIUM REGIME ENTITLED, "SECTION ONE, MASTER PLAT TWO, THE PINES CONDOMINIUM".

The property is improved by a dwelling.

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

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

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

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

100761 (2-3,2-10,2-17)

**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**

**728 NOVA AVENUE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Miyoko Tamer, dated December 5, 2007 and recorded in Liber 29137, Folio 651 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$273,726.65, and an original interest rate of 1.340%, 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 8, 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 \$28,500.00 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

100819 (2-17,2-24,3-3)

**LEGALS**

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS LLC  
Plaintiff

TOMMY DUNHAM  
and

BERTHA J. S. DUNHAM

BANK OF AMERICA, NATIONAL ASSOCIATION F/K/A SOVRAN BANK

THE STATE OF MARYLAND

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: 5000 Woodland Blvd  
Account Number: 12 1304815  
Description: 25,000.0000 Sq. Ft. Barnaby Manor Oaks Lot 51  
Assmt: \$62,100.00  
Liber/Folio: 06216/658  
Assessed To: Dunham, Tommy & Bertha J S

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-01943**

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

Property: 5000 Woodland Blvd  
Account Number: 12 1304815  
Description: 25,000.0000 Sq. Ft. Barnaby Manor Oaks Lot 51  
Assmt: \$62,100.00  
Liber/Folio: 06216/658  
Assessed To: Dunham, Tommy & Bertha J S

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 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 25th day of February, 2011, warning all persons interested in the said properties to be and appear in this Court by the 5th 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  
100778 (2-10-2-17-2-24)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS LLC  
Plaintiff

JEMAL'S FAIRFIELD FARMS L.L.C.

and

NORMAN G. COHEN, INC.

THE LAST SURVIVING DIRECTORS AND ASSIGNS OF NORMAN G. COHEN, INC.

and

MOORING FINANCIAL CORPORATION

and

ALAN S. MARK, TRUSTEE

and

KATHERINE PALUMBO, TRUSTEE

and

2006 DC LLC

and

DAVID R. NAKA, TRUSTEE

and

WILSON H. OLDOUSER, III, TRUSTEE

and

BRANDYWINE SAND AND GRAVEL COMPANY

and

PRINCE GEORGE'S COUNTY

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

Property: 4700 Addison Rd  
Account Number: 18 2118248  
Description: Parcel F, TRS DT for L12715 F 365 s/b 12/30/98 1.6520 Acres Beaver Heights  
Assmt: \$121,566.00  
Liber/Folio: 12715/365  
Assessed To: Jemal's Fairfield Farms L.L.C.

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-01946**

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

Property: 4700 Addison Rd  
Account Number: 18 2118248  
Description: Parcel F, TRS DT for L12715 F 365 s/b 12/30/98 1.6520 Acres Beaver Heights  
Assmt: \$121,566.00  
Liber/Folio: 12715/365  
Assessed To: Jemal's Fairfield Farms L.L.C.

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

It is thereupon this 1st 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 25th day of February, 2011, warning all persons interested in the said properties to be and appear in this Court by the 5th 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  
100776 (2-10-2-17-2-24)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS LLC  
Plaintiff

ILLYAS M. ZAKARIYA

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK NA AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST 2005-8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8

and

JOHN S. BURSON, SUBSTITUTE TRUSTEE

and

WILLIAM M. SAVAGE, SUBSTITUTE TRUSTEE

and

GREGORY N. BRITTO, SUBSTITUTE TRUSTEE

and

JASON MURPHY, SUBSTITUTE TRUSTEE

and

KRISTINE D. BROWN, SUBSTITUTE TRUSTEE

and

ERIK W. YODER, SUBSTITUTE TRUSTEE

and

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

and

EMC MORTGAGE CORPORATION

and

KAMRAN HANIF, TRUSTEE

and

PRINCE GEORGE'S COUNTY

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

Property: 911 Queens Ter  
Account Number: 05 0292870  
Description: 11,877.0000 Sq. Ft. Fort Washington, Lot 95 Blk D  
Assmt: \$37,890.00

Liber/Folio: 23386/162  
Assessed To: Zakariya, Illyas M

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-01942**

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

Property: 911 Queens Ter  
Account Number: 05 0292870  
Description: 11,877.0000 Sq. Ft. Fort Washington, Lot 95 Blk D  
Assmt: \$37,890.00  
Liber/Folio: 23386/162  
Assessed To: Zakariya, Illyas M

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 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 25th day of February, 2011, warning all persons interested in the said properties to be and appear in this Court by the 5th 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  
100779 (2-10-2-17-2-24)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KATHERINE A. KENDALL

Notice is given that Andrea Gay, whose address is 1306 Holly Street, NW, Washington, DC 20012 was on January 14, 2011 appointed personal representative of the estate of Katherine A. Kendall who died on December 1, 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 14th day of July, 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.

ANDREA GAY  
Personal Representative

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

Estate No. 86328  
100771 (2-10-2-17-2-24)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

Shawn Jones  
Sonyette Jones  
9800 Hummingbird Lane  
Upper Marlboro, MD 20772  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-35566**

Notice is hereby given this 7th 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 7th 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 7th day of March, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$178,000.00. The property sold herein is known as 9800 Hummingbird Lane, Upper Marlboro, MD 20772.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
100802 (2-10-2-17-2-24)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LYNN WHITE

Notice is given that Laticia LaSane, whose address is 2906 Lime Street, Temple Hills, MD 20748 was on January 26, 2011 appointed personal representative of the estate of Lynn White who died on July 3, 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 26th day of July, 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.

LATICIA LASANE  
Personal Representative

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

Estate No. 85061  
100767 (2-3-2-10-2-17)

**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 February 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# 5211 1991 BMW 735IL  
VIN# WBAGC4313MDC28509  
WUFF'S COMPLETE IMPORT CAR CARE  
703A SNOW HILL ROAD  
SALISBURY

LOT# 5213 1992 KENTUCKY TRAILER  
VIN# 1KKVA4827NL092493  
MARYLAND TRACTOR & TRAILER SVC INC  
4615 HOLLINS FERRY RD  
BALTIMORE

LOT# 5255 1998 TOYOTA Corolla-4 Cyl.  
VIN# 2T1BR18E2WC037926  
J & M AUTO REPAIR  
16840 OAKMONT AVE B-6

GAITHERSBURG

LOT# 5256 2002 KIA Optima-4 Cyl.  
VIN# KNAGD12652515191  
TOMMY'S AUTO CLINIC  
15005 MARLBORO PIKE  
UPPER MARLBORO

LOT# 5257 1990 PLYMOUTH Voyager Van  
VIN# 2P4FH5533LR731594  
U-STORE DELTA  
6120 LIVINGSTON RD  
OXON HILL

LOT# 5258 1999 BMW 540I  
VIN# WBADN5349XGC92974  
AUTOMAN  
8100 MARTIN LUTHER KING JR HW  
GLENARDEN

LOT# 5326B 1981 BAYLINER 18FT 8IN  
MD# 5577AG  
GATES MARINE SERVICE  
600 CABANA BLVD  
DEALE

LOT#5363, 2007 GMC 1500  
VIN# 1GTGEC19V87Z185468  
POSADA'S AUTOBODY SHOP  
6104 KENILWORTH AVE  
RIVERDALE

LOT#5365, 1997 NISSAN PATHFINDER  
VIN# JN8AR05Y5WW211343  
POSADA'S AUTOBODY SHOP  
6104 KENILWORTH AVE  
RIVERDALE

LOT#5352, 1998 MERCEDES-BENZ 230

**LEGALS**

VIN# WDBKK47FXWF024265  
POSADA'S AUTOBODY SHOP  
6104 KENILWORTH AVE  
RIVERDALE

**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**

100788 (2-10-2-17)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

Lidia Mabry,  
Personal Representative for the Estate of  
Darrel Wayne Mabry  
Heinz Weverink,  
Personal Representative for the Estate of  
Darrel Wayne Mabry  
5615 30th Avenue  
Hyattsville, MD 20782

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-35507**

Notice is hereby given this 7th 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 7th 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 7th day of March, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$75,000.00. The property sold herein is known as 5615 30th Avenue, Hyattsville, MD 20782.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100804 (2-10-2-17-2-24)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

Alfred J. Szczerbicki,  
Personal Representative for the Estate of  
Kenno Carlos  
730 Larchmont Avenue,  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-36034**

Notice is hereby given this 7th 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 7th 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 7th day of March, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$45,000.00. The property sold herein is known as 730 Larchmont Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100806 (2-10-2-17-2-24)

**NOTICE**

Deborah K. Curran, et al.  
Substitute Trustees

Plaintiffs

Leo O Anigbo and  
Ijeoma F Anigbo

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-17081**

ORDERED, this 7th day of February 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11571 Dunloring Drive, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Deborah K. Curran, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th 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 7th day of March, 2011, next.

The report states the amount of sale to be \$159,283.66.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100805 (2-10-2-17-2-24)

**LEGALS**

**NOTICE**

Deborah K. Curran, et al.  
Substitute Trustees

Plaintiffs

vs.

Reginald M Wright and  
Darlene B Wright

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-31656**

ORDERED, this 7th day of February 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4103 Crosswick Turn, Bowie, Maryland 20715 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 7th 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 7th day of March, 2011, next.

The report states the amount of sale to be \$338,928.79.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100807 (2-10-2-17-2-24)

**NOTICE**

Deborah K. Curran, et al.  
Substitute Trustees

Plaintiffs

vs.

Douglas C Knight and  
Kathy J Knight

**LEGALS**

**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on March 7th, 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# 5170 2003 HYUNDAI Santa Fe  
VIN# KM8SC73E23U552138  
JOEVIC AUTO SERVICE  
1510 WHITELOCK ST  
BALTIMORE

LOT# 5184 2001 FORD Taurus-V6  
VIN# 1FAHP56S91A123690  
DARCARS FORD - LANHAM KIA  
9020 LANHAM SEVERN RD  
LANHAM

LOT# 5259 1995 FORD Thunderbird-V8  
VIN# 1FALP62W8SH117803  
MIKE'S AUTOMOTIVE  
5500 BELAIR ROAD  
BELAIR

LOT# 5260 2001 LINCOLN LS-V6  
VIN# 1LNHM86521Y690542  
AUTO TECH CENTRE  
3317 EAST FAYETTE ST  
BALTIMORE

LOT# 5261 2000 WINNEBAGO WPF31B / BRAVE  
VIN# 5B4KP37J4Y3316392  
SECURITY AUTO & TRUCK  
2015 LORD BALTIMORE DR STE E  
WINDSOR MILL

LOT# 5264 2001 CHEVROLET TRUCK G3500  
VIN# 1GCHG35R911146903  
BOWIE SHELL  
15661 ANNAPOLIS ROAD  
BOWIE

LOT# 5265 1987 FORD F350  
VIN# 1FDJF37L0HNA36074  
B & B AUTO SALVAGE LTD  
18911 CENTRAL AUTO  
UPPER MARLBORO

**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

100831 (2-17,2-24)

**MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION**

**Notice of Application for State Wetland Licenses, Private Wetland Permits or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing**

The Water Management Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water Management Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone:(410) 537-3768. Written comments or requests for a hearing must be received on or before March 15, 2011.

**CHARLES**  
200960464/ Potomac Electric Power Company (PEPCO): A public hearing was held on January 24, 2011 for the Southern Maryland portion of the MAPP Project, and the public comment period was scheduled to close on February 7, 2011. Issues related to the Wetlands and Waterways review have been raised in the comments received, including requests for additional hearings and extension of the comment period. Although the Department has determined that a second hearing will not be scheduled at this time, the Department has extended the hearing record until March 1, 2011 to coincide with the close of the US Army Corps of Engineers public comment period.

The hearing record will remain open until 5:00 p.m. on Tuesday, March 1, 2011 for those persons wishing to submit written comments.

Only those comments pertinent to the areas regulated by the Maryland Department of the Environment will be considered in the decision to grant or deny authorizations for the project.

The application and related information concerning impacts to tidal wetlands, nontidal wetlands and nontidal waterways, including the 100-year floodplain will be available for viewing in the MDE lobby during normal business hours, as well as on the MDE Wetlands and Waterways page: [http://www.mde.state.md.us/programs/Water/WetlandsandWaterways/Pages/Programs/WaterPrograms/wetlands\\_waterways/index.aspx](http://www.mde.state.md.us/programs/Water/WetlandsandWaterways/Pages/Programs/WaterPrograms/wetlands_waterways/index.aspx).

Copies of the project file will also be available at the La Plata Branch of the Charles County Library and the Hyattsville Branch of the Prince George's County Library. For additional information, please contact Ms. Danielle Lange of the Nontidal Wetlands and Waterways Division at (410) 537-3731 or via e-mail at [dlange@mde.state.md.us](mailto:dlange@mde.state.md.us).

100835 (2-17)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA MAY NEILD**

Notice is given that Carol Lucas, whose address is 3802 13th Street Chesapeake Beach, MD 20732 was on February 8, 2011 appointed personal representative of the estate of Anna May Neild who died on January 17, 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 8th 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.

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

Estate No. 86708  
100812 (2-17,2-24,3-3)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTIE L SMITH**

Notice is given that Jayme P Smith, whose address is 1425 Potomac Heights Drive, Fort Washington, MD 20744 was on February 5, 2011 appointed personal representative of the estate of Bettie L Smith, who died on December 26, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 5th 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.

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

Estate No. 86685  
100816 (2-17,2-24,3-3)

**LEGALS**

**NOTICE**

Deborah K. Curran, et al.  
Substitute Trustees

Plaintiffs

vs.

Manfredi Cedillos Zuniga  
aka Manfredi  
Cedillos Carlos M Pereira,  
Francisca Marlene Pereira and  
Maria Natalia Salmeron

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Civil No. CAE 10-17110**

ORDERED, this 31st day of January, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9409 Piscataway Road, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of 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 2nd day of March, 2011, next.

The report states the amount of sale to be \$194,487.84.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
100768 (2-3,2-10,2-17)

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 10-14940

**ORDER OF PUBLICATION**

This is to give notice that on the 7th day of May, 2010, a Petition for Guardianship of a Minor Child, ZORA AYALA GIBSON, was filed in the Circuit Court for Prince George's County, Maryland, by SHEILA GIBSON CORNETT and DONNIE WAYNE CORNETT, Petitioner, against CHRISTINA GIBSON, birth mother, and UNKNOWN, birth father. The birth mother, CHRISTINA GIBSON, last known address is 14671 Cambridge Circle, Laurel, MD 20707 and the last known address of the UNKNOWN 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 CAE10-14940, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 1st day of February, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper in Prince George's County, once a week in each of three successive weeks, by the 1st day of March, 2011, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 7th day of March, 2011, why the relief requested should not be granted.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100770 (2-10,2-17,2-24)

**ORDER OF PUBLICATION**

SFS Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
3524 Yadkinville Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

Shari McCoy  
Wells Fargo Bank, NA  
John Burson, Trustee  
Prince George's County, Maryland

AND

All unknown owners of the 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 interest in the leasehold or fee simple in the property and premises situate, described as:

Prince George's County, described as follows: 775767, 1217 KINGSBURY DR, BOWIE, MD 20721; PLAT 48 2004 EAI-X TRS DEED 03/19/07; 9600 SQFT & IMPS KETTERING PLAT 48 LOT 66 BLK 70.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Civil Division**  
**CAE 11-01234**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid,

although more than six (6) months and a day from the sale has expired.

It is thereupon this 25th day of January, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 25th day of February, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 5th day of April, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100772 (2-10,2-17,2-24)

**ORDER OF PUBLICATION**

SFS Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
3524 Yadkinville Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

Lacy K. Willis  
Judith A. Willis  
Household Finance Corporation III  
Mortgage Two Corporation  
HSBC BANK USA, NATIONAL ASSOCIATION  
Prince George's County, Maryland

AND

All unknown owners of the 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 interest in the leasehold or fee simple in the property and premises situate, described as:

Prince George's County, described as follows: 1532571, 415 PRAIRIE CT, UPPER MARLBORO, MD 20774. STAGE 2, 10,084 SQFT & IMPS MANOR KNOLLS LOT 82 BLK B.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Civil Division**  
**CAE 11-01235**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired.

It is thereupon this 25th day of January, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 25th day of February, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 5th day of April, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
100773 (2-10,2-17,2-24)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS LLC  
Plaintiff

v.

EDDIE W. BECKNER

and

KAREN K. BECKNER

and

JOHN F. ACTON

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: 4415 Danville Rd  
Account Number: 05 0309070  
Description: Lt 8 Ex.06 Ac  
2.7700 Acres Coe Farm  
Assmt: \$69,000.00  
Liber/Folio: 06400/326  
Assessed To: Beckner, Eddie W & Karen K et al.

**In the Circuit Court for Prince George's County, Maryland**  
**Civil Division**  
**CAE 11-01236**

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

Property: 4415 Danville Rd  
Account Number: 05 0309070  
Description: Lt 8 Ex.06 Ac  
2.7700 Acres Coe Farm  
Assmt: \$69,000.00  
Liber/Folio: 06400/326  
Assessed To: Beckner, Eddie W & Karen K et al.

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 25th day of January, 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 February, 2011, warning all persons interested in the said properties to be and appear in this Court by the 5th 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  
100774 (2-10,2-17,2-24)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS LLC  
Plaintiff

v.

NATHAN CARTER

and

S.F.C., L.L.C.

and

ADAM MAGAZINE, TRUSTEE

and

BRUCE MAGAZINE, TRUSTEE

and

PNC BANK, NATIONAL ASSOCIATION F/K/A RIGGS BANK NATIONAL ASSOCIATION F/K/A THE RIGGS NATIONAL BANK OF WASHINGTON D.C.

and

JEROME P. GRIFFIN, TRUSTEE

and

JAMES L. TRIMBLE, TRUSTEE

and

IVERSON VILLAGE CONDOMINIUM

and

IVERSON COURTS CONDOMINIUM

and

PRINCE GEORGE'S COUNTY

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

Property: 3842 26th Ave  
Account Number: 06 0491936  
Description: Bldg 3 Unit 3842  
384.0000 Sq. Ft. & Imps.  
Iverson Courts  
Assmt: \$115,333.00  
Liber/Folio: 27236/592  
Assessed To: Carter, Nathan

**In the Circuit Court for Prince George's County, Maryland**  
**Civil Division**  
**CAE 11-01237**

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

Property: 3842 26th Ave  
Account Number: 06 0491936  
Description: Bldg 3 Unit 3842  
384.0000 Sq. Ft. & Imps.

Iverson Courts  
Assmt: \$115,333.00  
Liber/Folio: 27236/592  
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 25th day of January, 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 February, 2011, warning all persons interested in the said properties to be and appear in this Court by the 5th 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  
100775 (2-10,2-17,2-24)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS LLC  
Plaintiff

v.

FIRST AMERICAN MORTGAGE LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF FIRST AMERICAN MORTGAGE LLC

and

RICHARD BOATENG

and

BRYON L. HUFFMAN, TRUSTEE

and

TERRY L. JACKSON, TRUSTEE

and

PRINCE GEORGE'S COUNTY

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

Property: 40 Yost Pl  
Account Number: 18 2024230  
Description: Lots 23, 24  
9,750.0000 Sq. Ft.  
Maryland Park Blk 1  
Assmt: \$38,000.00  
Liber/Folio: 30368/304  
Assessed To: First American Mortgage LLC

**In the**

**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  
8038 SANDY SPRING ROAD, Unit 8038, LAUREL, MD 20707**

By virtue of the power and authority contained in a Deed of Trust from CHRISTINA LUCARA, dated October 25, 2006 and recorded in Liber 28897 at Folio 150 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

**FRIDAY, FEBRUARY 25, 2011  
AT 3:05 P.M.**

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

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF LAUREL IN THE COUNTY OF PRINCE GEORGE'S, AND STATE OF MD AND BEING DESCRIBED IN A DEED DATED 04/21/2000 AND RECORDED 04/28/2000 IN BOOK 13782 PAGE 695 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

UNIT NUMBERED 8038, BUILDING 3, IN A HORIZONTAL PROPERTY REGIME KNOWN AS "VILLAGE BROOK CONDOMINIUM", ESTABLISHED BY A CONDOMINIUM DECLARATION DATED 09121179 AND RECORDED 09125179 IN LIBER 5161 AT FOLIO 331 AND SHOWN ON A PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "VILLAGE BROOK CONDOMINIUMS", RECORDED IN PLAT BOOK NLP 104 AT PLAT 31, ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. TOGETHER WITH THE FACILITIES AND OTHER APPURTENANCES TO SAID UNIT WHICH UNIT AND APPURTENANCES HAVE BEEN MORE SPECIFICALLY DEFINED IN THE DECLARATION AFORESAID AND INCLUDING THE FEE IN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPURTENANT TO DECLARATION AS LAWFULLY DEVEISED OR AMENDED FROM TIME TO TIME (10TH ELECTION DISTRICT). THE HEREINDESCRIBED PROPERTY BEING KNOWN AS 8038 SANDY SPRING ROAD, LAUREL, MD 20707.

PARCEL NO. 10-1121078

Said property is improved by a dwelling and is SOLD IN "AS IS CONDITION."

TERMS OF SALE: A deposit of \$19,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.875% 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**

100810 (2-10,2-17,2-24)

**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  
349 Hillside Terrace, Landover, MD 20785**

By virtue of the power and authority contained in a Deed of Trust from ANTHONY RICHARDSON and MICHAEL W. BYRD, dated November 4, 1988 and recorded in Liber 7137 at Folio 936 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

**FRIDAY, FEBRUARY 25, 2011  
AT 3:10 P.M.**

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

LOT NUMBERED FORTY-ONE (41) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "LOTS 21-58, PARCELS L, M, BLOCK B, THE MEADOWS OF MANOR FARM", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK 123 AT PLAT 28. TAX ID #18-40100-96.

Said property is improved by a dwelling and is SOLD IN "AS IS CONDITION."

TERMS OF SALE: A deposit of \$6,000.00 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.

**LEGALS**

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**

100809 (2-10,2-17,2-24)

**COUNTY COUNCIL HEARING**

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

**TUESDAY, MARCH 1, 2011  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND**

**11:30 A.M.**

Notice is hereby given that on Tuesday, March 1, 2011 the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-15-2011 - A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT NEIGHBORHOOD STABILIZATION PROGRAM ROUND 3** for the purpose of amending the Prince George's County Annual Action Plan: FY 2011 to serve as the application for a Neighborhood Stabilization Program Round 3 ("NSP3") grant to assist the County with the purchase and redevelopment of abandoned and foreclosed homes and residential properties.

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

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

Attest:  
Redis C. Floyd  
Clerk of the Council

100825 (2-17,2-24)

**ADVERTISEMENT**

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S11-007	Banking Services "EXTENDED"	Pre-Bid Conference: Occurred Opens: 3/8/11 @ 3:00 p.m.	\$ 5.50
S11-008	Veterinarian Services for Prince George's County Canine (K-9) Units "EXTENDED"	Pre-Bid Conference: Occurred Opens: 3/10/11 @ 3:00 p.m.	\$ 5.50
*S11-019	Marketing and Graphic Design Services for Prince George's County "EXTENDED"	Pre-Bid Conference: Occurred Opens: 3/14/11@ 3:00 p.m.	\$ 5.50
*S11-021	Stormwater Management Facility Maintenance	Pre-Bid Conference: 3/3/11 @ 10:00 a.m Site Visit: 3/7/11 & 3/8/11 @ 9:00 a.m Opens: 3/18/11 @ 3:00 p.m.	\$ 5.50
S11-002	Demolition Services at Various Locations throughout Prince George's County "EXTENDED"	Pre-Bid Conference: Occurred Opens: 2/24/11@ 3:00 p.m.	\$ 5.50

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

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

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

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

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

100828 (2-17)

**LEGALS**

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

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

**Improved by premises known as  
313 East Tantallon Drive, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from McDuffy O. Robinson and Michelle A. Robinson, dated August 5, 1996, and recorded in Liber 10940 at folio 589 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MARCH 4, 2011  
AT 12:06 PM**

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

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

The property is improved by a dwelling.

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

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

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,  
STEPHANIE H. HURLEY, AARON D. NEAL,  
AND ERIN M. BRADY**

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

100822 (2-17,2-24,3-3)

**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  
913 Cypress Point Circle, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Barry Cameron, dated June 26, 2009, and recorded in Liber 30861 at folio 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MARCH 4, 2011  
AT 12:09 PM**

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

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

The property is improved by a dwelling.

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

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

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,  
STEPHANIE H. HURLEY, AARON D. NEAL,  
AND ERIN M. BRADY**

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

100823 (2-17,2-24,3-3)

**MEETING NOTICE**

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, February 22, 2011 at 7:30 a.m. in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

100817 (2-17)

**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  
**7508 Putt Road, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Keith R. Brown, dated July 17, 2009, and recorded in Liber 31053 at folio 242 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 7, 2011**  
**AT 12:00 NOON**

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

ALL THAT PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING DESCRIBED AS FOLLOWS; TO WIT; BEING PART OF LOT NUMBERED FOUR (4) AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "LOT 4, PAYNE'S SUBDIVISION."

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 \$20,000.00 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

100824 (2-17,2-24,3-3)

**MECHANIC'S LIEN PUBLIC AUCTION SALE**

In accordance and by virtue of Commercial Law, Sections 16-202, 16-203 and 16-207, of the Maryland Annotated Code. The under signed Garage Keepers (lienor) will sell the following vehicles at public auction for repairs, storage, and other lawful charges at the below listed locations at 10:00 A.M. on February, 21, 2011:

ANDREW'S SHELL SERVICE, 6408 AUTH ROAD, CAMP SPRINGS, MD 20746

1. 2009, NISSAN, 4 DOOR, VIN# JN8AZ18W39W151891

PARAMONT CAB COMPANY, INC, 4700 CREMEN ROAD, TEMPLE HILLS, MD 20748

2. 2007, SATURN, 4 DOOR, VIN# 1G8AL55F77Z162620

3. 2009, MAZDA, 4 DOOR, VIN # JM1BK32G991195019

4. 2008, DODGE, 4 DOOR, VIN # 2D4FV47T68H130622

5. 2008, CHEVROLET, 4 DOOR, VIN # 2G1WT55N089131667

6. 2004, CHRYSLER, 4 DOOR, VIN # 2C8GM684X4R645696

ST. BARNABAS SHELL, 5604 ST. BARNABAS ROAD, OXON HILL, MD 20745

7. 2006, LINCOLN, 4 DOOR, VIN# 5LTPW18506FJ15770

BANK AUTO BODY, INC, ST. BARNABAS ROAD, OXON HILL, MD 20745

8. 2006, DODGE, 4 DOOR, VIN# 1B3EL46X66N141189

9. 2002, LEXUS, 4 DOOR, VIN# JTHBF30G420077574

Garage Keepers Reserve the Right to Bid at the Public Auction and the Terms of Sale are CASH. Please call LegalWork Services, LLC for inquiries at 866-991-9101.

100789 (2-10,2-17)

**NOTICE OF COMMUNITY FORUM ON THE HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FISCAL YEAR 2012**

**Date: February 28, 2011, 6:30 p.m. – 9:00 p.m.**  
**Bowie Library**  
**Bowie, Maryland**  
**(Snow Date: March 7, 2011)**

The Prince George's County Department of Housing and Community Development is developing the FY 2012 Annual Action Plan (the AAP) for Housing and Community Development and hereby solicits public comment from residents of the County.

The Annual Action Plan ("AAP") for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2012 to address priority needs and specific objectives identified in the FY 2011-2015 Consolidated Plan. The AAP also serves as an application for Federal funds: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships (HOME) programs.

The purpose of the Forum is to give citizens an opportunity to address housing and community development needs, the development process for proposed activities, and program performances.

DATE: **Monday, February 28, 2011**  
(Snow Date: Monday, March 7, 2011)  
LOCATION: Bowie Library  
15210 Annapolis Road  
Bowie, Maryland 20715  
TIME: 6:30 p.m. – 9:00 p.m.

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact Dianne Thomas (301) 883-5576 or TTY (301) 883-5428.

Written comments may be sent to the Department of Housing and Community Development at 9400 Peppercorn Place, Suite 120, Largo, Maryland 20774 until March 11, 2011. For more information, please contact Shirley E. Grant, CPD Administrator at (301) 883-5540 or 301-883-5570.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:  
Betty Hager Francis, Acting Director  
Department of Housing and Community Development  
9400 Peppercorn Place, Suite 200, Largo, Maryland 20774  
Date: February 17, 2011

100826 (2-17)

**LEGALS**

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

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

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

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

**MARCH 7, 2011**  
**AT 12:03 PM**

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

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

The property is improved by a dwelling.

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

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

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, STEPHANIE H. HURLEY AND AARON D. NEAL**

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

100830 (2-17,2-24,3-3)

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

**In the Matter of:**  
**DEREK REVELS, Minor**

**Guardianship No. GD-10098**

**ORDER OF PUBLICATION**

A petition for the guardianship of the person of a minor child, namely **Derek Revels** an infant male born on July 9, 2004 at Southern Maryland Hospital, Clinton, MD to Karolyn Franklin and Derek Revels, having been filed, it is this 24th day of January, 2011.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Derek Revels, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Derek Revels, is hereby notified to show cause on or before the 17th day of May, 2011, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

100814 (2-17,2-24,3-3)

**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.

Lazara Rodriguez  
Derek D. Fleming  
8809 Gramercy Lane  
Laurel, MD 20708

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 10-35563**

Notice is hereby given this 10th 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 10th 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 10th day of March, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$210,000.00. The property sold herein is known as 8809 Gramercy Lane, Laurel, MD 20708.

Marilynn M Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M Bland, Clerk

100811 (2-17,2-24,3-3)

**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  
**7611 Allendale Circle, Hyattsville, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Angela T. Jarrett, dated December 17, 1999, and recorded in Liber 13557, re-recorded in 303 at folio 13891, re-recorded in 269 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 9, 2011**  
**AT 12:00 NOON**

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

LOT NUMBERED TEN(10), IN BLOCK NUMBERED AND LETTERED EIGHT-C(8-C), IN THE SUBDIVISION KNOWN AS "PART OF BLOCKS 8-A, 8-B, 8-C, SECTION TWO, PALMER PARK".

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 \$6,000.00 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

100827 (2-17,2-24,3-3)

Department of the Treasury - Internal Revenue Service

**Public Auction Sale**

Under the authority in Internal Revenue Code section 6331, the property described below has been seized for nonpayment of internal revenue taxes due from

**L&E Associates, Inc.**

The property will be sold at public auction as provided by Internal Revenue Code section 6335 and related regulations.

**Date of Sale:** **March 15**, 20**11**

**Time of Sale:** **9:00am**

**Place of Sale:** **Montgomery County Police Impound Lot, 305 Metropolitan Grove Rd. Gaithersburg, MD. 20878**

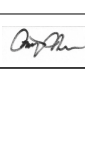
**Title Offered:** Only the right, title, and interest of **L&E Associates, Inc.** in and to the property will be offered for sale. If requested, the Internal Revenue Service will furnish information about possible encumbrances, which may be useful in determining the value of the interest being sold. (See "Nature of Title" for further details.)

**Description of Property:** **1999 Mercedes Benz E300D, 4Dr. 3.0L Engine - VIN #WDBJF25H2XA809970 Minimum bid is \$5,400. Mail-in bids accepted. For more information and photos visit www.irsauctions.gov**

**Property may be Inspected at:** **sale location, one hour prior to sale**

**Payment Terms:**  Full payment required on acceptance of highest bid  
 Deferred payment as follows: \_\_\_\_\_

**Form of Payment:** All payments must be by cash, certified check, cashier's or treasurer's check or by a United States postal, bank, express, or telegraph money order. Make check or money order payable to the United States Treasury.

<b>Name</b> Anthony Neri	Signature	Date
<b>Title</b> Property Appraisal & Liquidation Specialist		01/13/2011
Address for information about the sale 200 Sheffield St. Mountainside, NJ 07092		Phone
		(908 )301-2282

Catalog No. 18490S

www.irs.gov

Form **2434** (Rev. 10-2003)

**THE PRINCE GEORGE'S****POST NEWSPAPER**

**CALL 301-627-0900**

**FAX 301-627-6260**

**EMAIL: BBOICE@PGPOST.COM**