

LEGALS

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

TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8201 RIVER PARK ROAD
BOWIE, MD 20715**

Under a power of sale contained in a certain Declaration, dated April 4, 2000 and recorded in Liber 13818, Folio 503 among the Land Records of Prince George's County, Maryland, and lien under the Maryland Contract Lien Act, default having occurred under the terms thereof, the 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 **DECEMBER 21, 2010 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 Declaration. The property is improved by a dwelling.

Terms of Sale: A deposit of \$3,500.00 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 declaration beneficiary, its assigns, or designees, shall pay interest on the unpaid purchase money at the rate stated in the declaration from the date of foreclosure auction to the date funds are received in the office of the 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 beneficiary 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 days of ratification of the sale, the Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the 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 amounts due under the Declaration with the beneficiary including, but not limited to, determination of whether the obligor entered into any repayment agreement, reinstated or paid off the amounts due 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, Trustees

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

100273 (12-2,12-9,12-16)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2222 PENFIELD LANE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Hebron A. Watson dated February 27, 2006 and recorded in Liber 24690, Folio 723 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$337,250.00, and an original interest rate of 7.090, 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 **DECEMBER 28, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, 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 foreclosure auction 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 days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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100276 (12-9,12-16,12-23)

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

**12843 HOLIDAY LANE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Joal B. Tedder and Beverly A. Tedder dated January 21, 2002 and recorded in Liber 15629, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$118,270.00, and an original interest rate of 5.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 14, 2010 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 \$10,000.00 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. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, 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 foreclosure auction 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 days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

100222 (11-25,12-2,12-9)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6001 35TH AVENUE
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Eddy E. Munoz and Claribel Y. Munoz, a/k/a Clairbel Y. Munoz dated June 17, 2005 and recorded in Liber 22793, Folio 227 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an original interest rate of 5.500, 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 **DECEMBER 14, 2010 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 \$32,500.00 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. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, 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 foreclosure auction 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 days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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100226 (11-25,12-2,12-9)

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

**5804 63RD PLACE
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Jesus Ramirez dated August 7, 2007 and recorded in Liber 28447, Folio 371 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 14, 2010 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 \$27,500.00 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. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, 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 foreclosure auction 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 days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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100223 (11-25,12-2,12-9)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12225 WYNMORE LANE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Dawn Samuels dated August 22, 2007 and recorded in Liber 28747, Folio 801 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$334,990.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 14, 2010 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 \$38,500.00 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. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, 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 foreclosure auction 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 days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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606 Baltimore Avenue, Suite 206
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(410) 825-2900 www.mid-atlanticauctioneers.com

100224 (11-25,12-2,12-9)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
5611 61st Place, Riverdale, Maryland 20737**

By virtue of the power and authority contained in a Deed of Trust from Wilfredo Portillo, dated March 9, 2007, and recorded in Liber 27450 at folio 081 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

**DECEMBER 10, 2010
AT 12:03 PM**

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED "G", IN SUBDIVISION KNOWN AS "TEMPLETON KNOLLS". SAID PROPERTY BEING LOCATED IN THE 19TH ELECTION DISTRICT OF SAID COUNTY.

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,
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

100210 (11-25,12-2,12-9)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
12005 Marleigh Drive, Bowie, Maryland 20720**

By virtue of the power and authority contained in a Deed of Trust from Joanne F Pierce and Nigel P Pierce, dated September 29, 2006, and recorded in Liber 27362 at folio 393 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

**DECEMBER 10, 2010
AT 12:36 PM**

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

BEING KNOWN AND DESIGNATED AS LOT ONE (1), IN BLOCK LETTERED "C", AS SHOWN ON THAT PLAT OF SUBDIVISION ENTITLED, PLAT ONE, LOTS 1 & 2, PARCEL "A", BLOCK "A", AND LOTS 1 & 2, BLOCK "C", MARLEIGH".

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 \$64,000.00 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, ERIN M. BRADY,
AND AARON D. NEAL**

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

100220 (11-25,12-2,12-9)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
309 Possum Court, Capital Heights, Maryland 20743**

By virtue of the power and authority contained in a Deed of Trust from Lucy N Dingha, dated May 31, 2007, and recorded in Liber 28029 at folio 472 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

**DECEMBER 10, 2010
AT 12:00 NOON**

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

LOT NO. THIRTY-THREE (33) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT ONE, WESTHAMPTON TOWNHOUSES."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

100209 (11-25,12-2,12-9)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
9117 Alcona Street, Lanham, Maryland 20706**

By virtue of the power and authority contained in a Deed of Trust from Manuel Fuentes and Mirian Fuentes, dated December 27, 2006, and recorded in Liber 27161 at folio 374 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

**DECEMBER 17, 2010
AT 12:00 NOON**

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

LOT NUMBERED NINE (9), IN BLOCK NUMBERED ONE (1), IN THE SUBDIVISION KNOWN AS "WHITFIELD KNOLLS".

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 \$28,000.00 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

100249 (12-2,12-9,12-16)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
16100 Pond Meadow Lane, Bowie, Maryland 20716**

By virtue of the power and authority contained in a Deed of Trust from Flora Guerrero, Karina Guerrero and Francisco Guerrero, dated November 21, 2006, and recorded in Liber 026856 at folio 0407 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

**DECEMBER 10, 2010
AT 12:06 PM**

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

LOT 2 IN BLOCK 40 IN A SUBDIVISION KNOWN AS "POINTER RIDGE AT COLLINGTON".

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 \$36,000.00 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, ERIN M. BRADY
AND AARON D. NEAL**

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

100211 (11-25,12-2,12-9)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**Improved by premises known as
12404 Kingsview Street, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Bernard J Ferguson dated January 11, 2007, and recorded in Liber 28177 at folio 227 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

**DECEMBER 10, 2010
AT 12:30 PM**

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

LOT NUMBERED TWENTY (20) IN BLOCK NUMBERED SEVENTY-THREE (73) IN THE SUBDIVISION KNOWN AS "PLAT NO. 46, KETTERING".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 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

100218 (11-25,12-2,12-9)

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

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

By virtue of the power and authority contained in a Deed of Trust from Elsa Mendoza and Jose R Martinez, dated October 13, 2005, and recorded in Liber 23718 at folio 727 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 10, 2010
AT 12:15 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

100214 (11-25,12-2,12-9)

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

**7804 SOMERSET COURT
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Yvette Noubiwola dated January 23, 2007 and recorded in Liber 27036, Folio 713 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,600.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 28, 2010 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 \$32,000.00 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. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, 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 foreclosure auction 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 days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

100274 (12-9,12-16,12-23)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
5503 Noble Effort Court, Bowie, Maryland 20720**

By virtue of the power and authority contained in a Deed of Trust from Olusegun Adekunle Okegbenro, dated September 13, 2006, and recorded in Liber 26006 at folio 733 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 10, 2010
AT 12:33 PM**

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$82,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

100219 (11-25,12-2,12-9)

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

**9608 51ST AVENUE
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Seema Ahmed dated April 8, 2008 and recorded in Liber 29571, Folio 070 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$323,000.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 28, 2010 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 \$32,000.00 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. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, 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 foreclosure auction 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 days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

100275 (12-9,12-16,12-23)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

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

**DECEMBER 10, 2010
AT 12:24 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, ERIN M. BRADY, AND AARON D. NEAL

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

100216 (11-25,12-2,12-9)

LEGALS

NOTICE

IN THE MATTER OF:
JoyBeth Geyonna Harris

FOR THE CHANGE OF
NAME TO:
JoyBeth Keyonna Chappell

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-35838**

A Petition has been filed to change the name of JoyBeth Geyonna Harris to JoyBeth Keyonna Chappell.

The latest day by which an objection to the Petition may be filed is January 5, 2011.

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

100291

NOTICE

IN THE MATTER OF:
Malik Anthony Jackson Robinson

FOR THE CHANGE OF
NAME TO:
Ki' Andre Ricardo Pennymon

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-30695**

A Petition has been filed to change the name of Malik Anthony Jackson Robinson to Ki' Andre Ricardo Pennymon.

The latest day by which an objection to the Petition may be filed is January 4, 2011.

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

100292

(12-9)

The Prince

George's Post

Newspaper

Wishes Everyone a

Safe Weekend

Remember, Don't

Drink

and Drive!

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LAWRENCE NATHANIEL HAWKINS**

Notice is given that Stephen Allen, whose address is 2904 Plaza Drive, District Heights, MD 20747 was on November 12, 2010 appointed personal representative of the estate of Lawrence Nathaniel Hawkins, who died on November 9, 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 12th day of May, 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.

STEPHON ALLEN
Personal Representative

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

Estate No. 86068
100206 (11-25,12-2,12-9)

NOTICE

BROOKSIDE PARK CONDOMINIUM, INC. Plaintiff

v.

HELENA PRAILOW

and

MARY ANN FENWICK

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-01349

Notice is hereby given this 29th day of November, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 520 Wilson Bridge Drive, #D-1, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Marilyn J. Brasier, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of December, 2010; next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three (3) successive weeks before the 29th day of December, 2010; next.

The report of sale states that the amount of sale to be One Hundred and 00/100 (\$100.00), subject to the lien of a first deed of trust, dated December 6, 2004, recorded November 18, 2005, among the Land Records of Prince George's County, Maryland in Liber 23482, folio 32, having an unpaid balance of \$87,933.46 as of October 19, 2010; the lien of a second deed of trust, dated December 6, 2004, recorded November 18, 2005, among the aforesaid Land Records in Liber 23482, folio 51, having an original principal balance of \$18,000.00; and any other prior liens, judgements or deeds of trust.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100264 (12-2,12-9,12-16)

NOTICE

Deborah K. Curran, et al. Substitute Trustees Plaintiffs

vs.

Coretta T. Ross Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-25011

ORDERED, this 19th day of November, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4417 Romlon Street, Unit 204, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of December, 2010 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 20th day of December, 2010, next.

The report states the amount of sale to be \$43,500.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100200 (11-25,12-2,12-9)

Wade T. Heisig
1460 Ritchie Highway, Suite 207
Arnold, MD 21012
410-974-0010

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BENJAMIN TOULOTTE**

Notice is given that Robyn Toulotte, whose address is 12204 Foxhill Lane, Bowie, MD 20715 was on November 9, 2010 appointed personal representative of the estate of Benjamin Toulotte, who died on October 5, 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 9th day of May, 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.

ROBYN TOULOTTE
Personal Representative

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

Estate No. 85995
100269 (12-2,12-9,12-16)

**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 DECEMBER 20th, 2010 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# 5034 2001 INFINITI G35-V6
VIN# JNKC54E14M808162
CHURCHTON AUTOMOTIVE
1222 GWYNNE AVE
CHURCHTON

LOT# 5084 2008 VOLKSWAGEN Jetta-5 Cyl.
VIN# 3VWRM71K38M025422
UNIVERSAL AUTO REPAIR
3814 BLADENSBURG RD
COTTAGE CITY

LOT# 5090 1998 TOYOTA Camry
VIN# 4T1BF22K0WU045499
UNIVERSAL AUTO REPAIR
3814 BLADENSBURG RD
COTTAGE CITY

LOT# 5131 2005 SUZUKI LTZ400
VIN# JSAAK47A152105009
ATLANTIC CYCLE & POWER
4580 CRAIN HWY PO BOX 1130
WHITE PLAINS

LOT# 5134 1999 MERCEDES-BENZ E320
VIN# WDBJF65H0XA888904
BEL AIR SHELL
13811 ANNAPOLIS RD
BOWIE

LOT# 5139 2006 HAULMARK T95X8D82
VIN# 16H0808176U049645
MARYLAND AUCTION SERVICES
12435 MATTAWOMAN DR
WALDORF

LOT# 5151 2001 FORD Taurus-V6
VIN# 1FAPP53U21A239505
FOREIGN CAR SPECIALISTS
3 JP MORGAN CT
WALDORF

LOT# 5163 2006 KYMCO BET & WIN 250
VIN# RFB5HKBK56B481715
FREESTATE CYCLE
8601 CENTRAL AVE
CAPITAL HTS

LOT# 5167 2008 Suzuki
GSXR1300
VIN# JS1GX72A082107780

FREESTATE CYCLE
8601 CENTRAL AVE
CAPITAL HTS

LOT# 5169 1993 JEEP Grand Cherokee-6 Cyl.
VIN# 1J4GX58S7PC632087
JOEVIC AUTO SERVICE
1510 WHITELOCK ST
BALTIMORE

LOT# 5170 2003 HYUNDAI Santa Fe
VIN# KM8SC73E23U55138
JOEVIC AUTO SERVICE
1510 WHITELOCK ST
BALTIMORE

LOT# 5171 1999 HONDA Accord
VIN# 1HGCG6651XA155466
FESKOLA DISCOUNT AUTO REPAIR
5000 WABASH AVE
BALTIMORE

LOT# 5172 1998 MAZDA 626
VIN# 1YVGF22C4W5706829
FESKOLA DISCOUNT AUTO REPAIR
5000 WABASH AVE
BALTIMORE

LOT# 5173 2000 JEEP Grand Cherokee-V8
VIN# 1J4GW48N9YC223498
OWENS GARAGE
1512 PACIFIC AVE
CAPITAL HEIGHTS

LOT# 5174 2002 HONDA Accord-V6
VIN# 1HGCG225X2A001510
JUST FOR YOU AUTO
5220 FAIRLAWN AVE
BALTIMORE

LOT# 5330B 1994 MONTEREY 24FT 10IN
VIN# 0420E
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT#5037B, 1978 SILVERTON 26' BOAT
MD# 6571BA
TURKEY POINT MARINA
1107 TURKEY POINT RD
EDGEWATER

**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

100272 (12-2,12-9)

NOTICE

Deborah K. Curran, et al. Substitute Trustees Plaintiffs

vs.

Teri L Brown-Ayers Defendant

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

Civil No. CAE 10-20632

ORDERED, this 29th day of November, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 32 Barberr Court, Unit 43-3, 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 29th day of December, 2010 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 29th day of December, 2010, next.

The report states the amount of sale to be \$267,495.62.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100263 (12-2,12-9,12-16)

NOTICE

Deborah K. Curran, et al. Substitute Trustees Plaintiffs

vs.

Mamotte Neuvieme and Jean Francois Defendants

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

Civil No. CAE 09-22507

ORDERED, this 29th day of November, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5707 South Hill Mar Circle, District Heights, Maryland 20747 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 29th day of December, 2010 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 29th day of December, 2010, next.

The report states the amount of sale to be \$90,000.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100268 (12-2,12-9,12-16)

LEGALS

NOTICE

Deborah K. Curran, et al. Substitute Trustees Plaintiffs

vs.

Julianne Ivey Defendant

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

Civil No. CAE 10-08073

ORDERED, this 19th day of November, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11408 North Star Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of December, 2010 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 20th day of December, 2010, next.

The report states the amount of sale to be \$233,750.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100198 (11-25,12-2,12-9)

NOTICE

Deborah K. Curran, et al. Substitute Trustees Plaintiffs

vs.

Larry L Hampton Defendant

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

Civil No. CAE 10-04501

ORDERED, this 19th day of November, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7314 Donnell Place, Unit B8, District Heights, Maryland 20747 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 20th day of December, 2010 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 20th day of December, 2010, next.

The report states the amount of sale to be \$29,900.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100199 (11-25,12-2,12-9)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:

STEPHENA AMANMCHUKWU

Estate No.: 85624

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Bernard T. Clark for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **January 12, 2011 at 9:30 AM.** This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. BOX 1729
UPPER MARLBORO, MD. 20773-1729
(301) 952-3250

100271 (12-2,12-9)

NOTICE

STEVEN P. HENNE and STEPHEN B. JACKSON, Substituted Trustees Plaintiffs

vs.

GABRIEL BANDELE Defendant

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

Case No. CAE 10-27228

NOTICE IS HEREBY GIVEN, this 2nd day of December, 2010, by the Circuit Court for Prince George's County, that the sale of the property known as 11607 Cheltenham Road, Upper Marlboro, Maryland 20772, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Alera Financial, LLC and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of January, 2011, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George's County, once a week for three successive weeks on or before the said 3rd day of January, 2011.

The report states the amount of sale to be \$63,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
100277 (12-9,12-16,12-23)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

JUNE 22, 2010

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

NEW - BLX

Daniel J. Halpern, Managing Member, **Valerie R. Jackson,** Member, **Brooke J. Edmond,** Member for a Class B, (BLX), Beer, Wine and Liquor License for the use of Atlanta Restaurant Partners, LLC, t/a T.G.I. Friday's, 5740 Silver Hill Road, District Heights, 20747.

Yohannes Ghebray, President, **Robel Tasfay Yohannes,** Vice President **Tesfa K. Temelso,** Secretary/Treasurer for a Class B, (BLX), Beer, Wine and Liquor License for the use of Harmony Entertainment Group of Maryland, Inc., t/a WOW Café & Wingery, 800 E Shoppers Way, Largo, 20774.

TRANSFER

Roy L. Savory, Authorized Person, **Hemant P. Patel,** Authorized Person for a Class A, Beer, Wine and Liquor License for the use of Wickard, LLC, t/a Ardwick Liquors, 8307 Ardwick Ardmore Road, Landover, 20784 transfer from Wickard, LLC, t/a Ardwick Liquors, Mahendra Patel, Authorized Person, Roy L. Savory, Authorized Person.

Shilpaben B. Patel, Member-Manager, **Gwendolyn A. Jones,** Authorized Person/Member for a Class B+, Beer, Wine and Liquor License for the use of Aaryan, LLC, t/a Tucker's Restaurant and Liquors, 9205 Marlboro Pike, Upper Marlboro, 20772 transfer from CDP Properties, Inc., t/a Tucker's Restaurant, Raju R. Pawar, President/Secretary/ Treasurer.

Timothy T. McLoone, Member/Authorized Person/Manager, **Linda C. Carter,** Authorized Person for a Class B(BLX), Beer, Wine and Liquor License for the use of McLoone's NH, LLC, t/a McLoone's Pier House, 141 National Plaza, National Harbor, 20745 transfer from McLoone's NH, LLC, t/a McLoone's Pier House, **Timothy T. McLoone,** Member/Authorized Person/ Manager.

TRANFER OF LOCATION

Lisa W. Rose, President for a Class D, Beer and Wine License for the use of The Jerk Pit, LLC, t/a The Jerk Pit, 9078 Baltimore Avenue, College Park, 20740 transfer of location from The Jerk Pit, LLC, t/a The Jerk Pit, 8145-C Baltimore Avenue, College Park, 20740, **Lisa Rose,** President.

NEW

Andrew Gold, President, **Joan Gold,** Vice President for a Class B, Beer and Wine license for the use of Jay Chicken Treat, Inc., t/a Jolly Restaurant, 5399 Annapolis Road, Bladensburg, 20710.

Unsuik Marousis, Member for a Class B, Beer and Wine License for the use of Yanny's Pizzeria, LLC, t/a Yanny's Pizzeria, 6339 Allentown Road, Unit A, Camp Springs, 20748.

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

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, **10:00 a.m., Tuesday, December 21, 2010.** Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
November 19, 2010

100247 (12-2,12-9)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

Notice of Public Hearing

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County, on January 20, 2011 and will be heard on March 22, 2011. Those licenses are:

Class D, Beer and Wine – 17 DW 10

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

Public Hearings are also scheduled for February 2, 2011 and February 9, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
November 29, 2010

100248 (12-2,12-9)

NOTICE

LEGALS

NOTICE

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

v.
Miguel A. Molina
Maria Medrano
2508 Hughes Road
Hyattsville, MD 20783
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-02388

Notice is hereby given this 18th day of November, 2010, 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 20th day of December, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$353,533.58. The property sold herein is known as 2508 Hughes Road, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100201 (11-25,12-2,12-9)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUCY OWENE MOORE

Notice is given that Barbara A. Kelly, whose address is 4908 Quimby Avenue, Beltsville, MD 20705, was on November 23, 2010 appointed personal representative of the small estate of Lucy Owene Moore who died on July 18, 2010, with a will.

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

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

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

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

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

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

BARBARA A. KELLY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 85495
100286 (12-9)

NOTICE

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

v.
Emerita Valladares
Roberto E. Valladares
3211 Bunker Hill Road
Mount Rainier, MD 20712
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02563

Notice is hereby given this 2nd day of December, 2010, 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 3rd day of January, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 3rd day of January, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$97,579.62. The property sold herein is known as 3211 Bunker Hill Road, Mount Rainier, MD 20712.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
100281 (12-9,12-16,12-23)

NOTICE

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

v.
Fernando A. Hernandez
Carmen Rodriguez
6836 Trexler Road
Lanham, MD 20706
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-30005

Notice is hereby given this 29th day of November, 2010, 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 29th day of December, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$309,128.89. The property sold herein is known as 6836 Trexler Road, Lanham, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100265 (12-2,12-9,12-16)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARFIELD R. JACKSON

Notice is given that Ophelia O. Hooks, whose address is 9104 Constantine Drive, Fort Washington, MD 20744, was on November 8, 2010 appointed personal representative of the small estate of Garfield R. Jackson who died on August 19, 2010, with a will.

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

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

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

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

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

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

OPHELIA O. HOOKS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 86039
100285 (12-9)

NOTICE

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

v.
Mark Botti
Christina Botti
5507 38th Avenue
Hyattsville, MD 20782
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-30514

Notice is hereby given this 2nd day of December, 2010, 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 3rd day of January, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 3rd day of January, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$116,014.17. The property sold herein is known as 5507 38th 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
100279 (12-9,12-16,12-23)

NOTICE

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

v.
Peggy J. Sullivan
f/k/a Peggy J. Doyle
4511 38th Street
Brentwood, MD 20722
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-17075

Notice is hereby given this 18th day of November, 2010, 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 20th day of December, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$183,755.00. The property sold herein is known as 4511 38th Street, Brentwood, MD 20722.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100202 (11-25,12-2,12-9)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMILY GRADY REYNOLDS

Notice is given that Julia Reynolds Johnson, whose address is 7001 East Avenue, Chevy Chase, MD 20815, was on November 18, 2010 appointed personal representative of the small estate of Emily Grady Reynolds who died on September 11, 2010, with a will.

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

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

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

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

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

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

JULIA REYNOLDS JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 86129
100284 (12-9)

NOTICE

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

v.
Marvin Mills, aka Marvin D. Mills
Vanessa M. Fulcher
Marvin Mills,
a/k/a Marvin D. Mills
16305 Livingston Road
Accokeek, MD 20607
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-03059

Notice is hereby given this 2nd day of December, 2010, 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 3rd day of January, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 3rd day of January, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$159,020.55. The property sold herein is known as 16305 Livingston Road, Accokeek, MD 20607.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
100280 (12-9,12-16,12-23)

LEGALS

NOTICE

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

v.
Michael J. Murphy
5506 Fisher Drive
Temple Hills, MD 20748
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-18813

Notice is hereby given this 29th day of November, 2010, 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 29th day of December, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$244,915.17. The property sold herein is known as 5506 Fisher Drive, Temple Hills, MD 20748.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100260 (12-2,12-9,12-16)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REBECCA YOUNGER

Notice is given that Frances Dixon, whose address is 6704 Arlene Drive, Capitol Heights, MD 20743, was on November 18, 2010 appointed personal representative of the small estate of Rebecca Younger, who died on September 3, 2010, without a will.

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

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

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

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

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

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

FRANCES DIXON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 85756
100283 (12-9)

NOTICE

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

v.
Nelsy Reyes
Abel Reyes
5507 Duchaine Drive
Lanham, MD 20706
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-12221

Notice is hereby given this 2nd day of December, 2010, 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 3rd day of January, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 3rd day of January, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$368,022.88. The property sold herein is known as 5507 Duchaine Drive, Lanham, MD 20706.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
100278 (12-9,12-16,12-23)

NOTICE

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

v.
Yom Chhay
6420 Fairbanks Street
Hyattsville, MD 20784
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-29110

Notice is hereby given this 29th day of November, 2010, 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 29th day of December, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$301,278.92. The property sold herein is known as 6420 Fairbanks Street, Hyattsville, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100261 (12-2,12-9,12-16)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUDREY B. TUCKER

Notice is given that Reuben Tucker, whose address is 4506 St. Barnabas Rd., Suite 206, Temple Hills, MD 20748, was on November 30, 2010 appointed personal representative of the small estate of Audrey B. Tucker, who died on September 15, 2010, without a will.

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

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

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

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

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

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

REUBEN TUCKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 86194
100282 (12-9)

NOTICE

IN THE MATTER OF:
James Lemond Little

FOR THE CHANGE OF
NAME TO:
James Lemond Bradley

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-37913

A Petition has been filed to change the name of James Lemond Little to James Lemond Bradley.

The latest day by which an objection to the Petition may be filed is January 5, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
100288 (12-9)

NOTICE

IN THE MATTER OF:
Isaac Yanice Dzossou-Mawule

FOR THE CHANGE OF
NAME TO:
Isaac Boukary

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-37895

A Petition has been filed to change the name of Isaac Yanice Dzossou-Mawule to Isaac Boukary.

The latest day by which an objection to the Petition may be filed is January 5, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
100289 (12-9)

NOTICE

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

v.
Lillie Mae Taylor
1109 Elfin Avenue
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-03416

Notice is hereby given this 29th day of November, 2010, 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 29th day of December, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$258,293.58. The property sold herein is known as 1109 Elfin Avenue, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100262 (12-2,12-9,12-16)

NOTICE OF ALTERNATIVE SERVICE

IN THE MATTER OF:
WENDELL R. BROWN
TESTAMENTARY TRUST

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-104724

TO ALL PERSONS INTERESTED
IN THE WENDELL R. BROWN
TESTAMENTARY TRUST - CASE
NO. CAE 10-14724.

Pursuant to the order of the Circuit for Prince George's County, Maryland dated the 5th day of November 2010, notice is given that at least once a week in each of three successive weeks between December 3, 2010 through January 3, 2011, in one or more newspapers of general circulation published in Prince George's County, Maryland that Colleen M. Prosser, by and through her attorney, Charles J. Kenny, Jr., 5503 44th Avenue, Hyattsville, Maryland 20781, has filed a Petition for Appointment of Successor Trustee requesting that the Circuit Court for Prince George's County, Maryland appoint Colleen M. Prosser as Successor Trustee of the Wendell R. Brown Testamentary Trust.

A Petition for Appointment of Successor Trustee has been filed due to the death of the last Trustee of the Wendell

LEGALS

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

In the Matter of:
MAKAYLA RENEA WASHINGTON, Minor

Guardianship No. GD-10073

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Makayla Renea Washington** an infant female born on March 23, 2004 at Washington DC to Latasha Washington and Father Unknown, having been filed, it is this 27th day of October, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondents, Latasha Washington and Father Unknown, the natural parents of the aforementioned child, are hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondents as unknown. Respondents, Latasha Washington and Father Unknown, are hereby notified to show cause on or before the 9th day of February, 2011, why the relief prayed should not be granted; and said respondents are 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 20772

100296 (12-9,12-16,12-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DONNA MARIE LANGILL

Notice is given that John L. Langill whose address is 65 Highland Drive, Apalachin, NY 13732, was on December 3, 2010 appointed personal representative of the small estate of Donna Marie Langill, who died on August 4, 2010, without a will.

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

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

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

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

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

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

JOHN L. LANGILL
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 85725
 100299 (12-9)

NOTICE

IN THE MATTER OF:
 Keum Ok Tomlinson

FOR THE CHANGE OF
 NAME TO:
 Keum Ok Lee

**In the Circuit Court for
 Prince George's County, Maryland
 Case No. CAE 10-37917**

A Petition has been filed to change the name of Keum Ok Tomlinson to Keum Ok Lee.

The latest day by which an objection to the Petition may be filed is January 5, 2011.

Marilynn M. Bland
 Clerk of the Circuit Court for
 Prince George's County, Maryland
 100287 (12-9)

NOTICE

IN THE MATTER OF:
 Ramo'n DeMar Bryant

FOR THE CHANGE OF
 NAME TO:
 Ramo'n DeMar Bryant Braxton

**In the Circuit Court for
 Prince George's County, Maryland
 Case No. CAE 10-36918**

A Petition has been filed to change the name of Ramo'n DeMar Bryant to Ramo'n DeMar Bryant Braxton.

The latest day by which an objection to the Petition may be filed is January 5, 2011.

Marilynn M. Bland
 Clerk of the Circuit Court for
 Prince George's County, Maryland
 100290 (12-9)

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

In the Matter of:
JANEL ALIGE WILSON, Minor

Guardianship No. GD-10080

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Janel Alige Wilson** an infant female born on February 19, 1993 at Pitt County Memorial Hospital, Greenville, NC to Ruby Revette Wilson and Paul James McCullough, having been filed, it is this 6th day of November, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Paul James McCullough, 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, Paul James McCullough, is hereby notified to show cause on or before the 9th day of February, 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 20772

100297 (12-9,12-16,12-23)

**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 DECEMBER 27th, 2010 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# 5175 2004 DODGE TRUCK
 Dakota Pickup-V6
 VIN# 1D7GL42K245717706
 DARCARS COLLISION
 CENTER
 5060 AUTH WAY
 MARLOW HTS

LOT# 5177 2001 MITSUBISHI
 Montero-V6
 VIN# JA4MW51R31J033591
 LOTHIAN SUNOCO
 5511 SO MARYLAND BLVD
 LOTHIAN

LOT# 5178 1987 CHEVROLET
 S-10
 VIN# 1GCCS14RXH2267734
 LOTHIAN SUNOCO
 5511 SO MARYLAND BLVD
 LOTHIAN

LOT# 5180 1999 BMW 323I
 VIN# WBAAM3335XCD55514
 MIKE'S SHELL COMPLETE
 AUTO SERVICE
 12533 OCEAN GATEWAY
 OCEAN CITY

LOT# 5181 1999 CADILLAC
 Catera-V6
 VIN# W06VR52R3XR005799
 MIKE'S SHELL COMPLETE
 AUTO SERVICE
 12533 OCEAN GATEWAY
 OCEAN CITY

LOT# 5182 2006 NISSAN
 Maxima-V6
 VIN# 1N4BA41E26C819340
 VINCE'S BODY SHOP
 3609 BURMONT AVE
 RANDALLSTOWN

LOT# 5183 2002 MERCURY
 Mountaineer-V6
 VIN# 4M2DU86W22UJ38273
 POWELL'S AUTO SERVICE
 3701 LEHMAN ST
 BALTIMORE

LOT# 5185 2006 FORD ESCAPE
 VIN# 1FMCU93166KA24838
 DARCARS FORD - LANHAM
 KIA
 9020 LANHAM SEVERN RD
 LANHAM

LOT# 5186 1999 FORD TRUCK
 Econoline E250 Van-V8
 VIN# 1FTNE2426XHA77188
 DARCARS FORD - LANHAM
 KIA
 9020 LANHAM SEVERN RD
 LANHAM

LOT# 5187 1999 KIA Sportage-4
 Cyl.
 VIN# KNDJA7236X5595340

LEGALS

DARCARS FORD - LANHAM
 KIA
 9020 LANHAM SEVERN RD
 LANHAM

LOT# 5188 2000 KIA Sportage-4
 Cyl.
 VIN# KNDJA7239Y5640840
 DARCARS FORD - LANHAM
 KIA
 9020 LANHAM SEVERN RD
 LANHAM

LOT# 5190 2005 AUDI A6-V8
 VIN# WAUDL74F65N092920
 AUTOMAN
 8100 MLK JR HWY
 GLENARDON

**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

100339 (12-9,12-16)

NOTICE

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

Substitute Trustees
 vs.
 MICHAEL K. COLE
 14048 Vistas Drive, Apt 104B
 Laurel, MD 20707-6839

and
 JULIETTE E. COLE
 14048 Vistas Drive, Apt 104B
 Laurel, MD 20707-6839

DefendantS

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 10-26938**

Notice is hereby given this 6th day of December, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14048 Vistas Drive, Apt 104B, Laurel, MD 20707-6839, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 6th day of January, 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 6th day of January, 2011, next.

The Report of Sale states the amount of sale to be Eighty Two Thousand and 00/100 Dollars (\$82,000.00).

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

True Copy—Test:
 Marilynn M. Bland, Clerk

100295 (12-9,12-16,12-23)

Erica T. Davis Ruth
 401 N Washington St., Ste. 550
 Rockville, MD 20850
 301-738-7605

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
DARLENE MARY HICKMAN

Notice is given that Tammy L. Hickman, whose address is 1015 Turney Avenue, Laurel, MD 20707 was on November 19, 2010 appointed personal representative of the estate of Darlene Mary Hickman who died on July 29, 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 19th day of May, 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.

TAMMY L. HICKMAN
 Personal Representative

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

100298 Estate No. 86109
 (12-9,12-16,12-23)

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