

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE**
Improved by premises known as
9613 Small Drive, Clinton, MD 20735

By virtue of the power and authority contained in a Deed of Trust from DARLENE WATSON, dated January 3, 2008 and recorded in Liber 29276 at Folio 193 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, DECEMBER 3, 2010
AT 3:00 P.M.

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

Being known and designated as Lot Numbered Five (5) in Block Lettered "H", in the subdivision known as "Plat Number Three (3), SURRATTS GARDENS" as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 38 at plat 1.

Said property is improved by a dwelling and is sold in "AS IS CONDITION."

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS

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

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

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

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

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

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

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

100137 (11-18,11-25,12-2)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE**
Improved by premises known as
10133 S. Campus Way, Upper Marlboro, MD 20774-2105

By virtue of the power and authority contained in a Deed of Trust from LENA M. WALLTOWER (PRE-DECEASED) and JESSIE L. BROWN (PERSONAL REPRESENTATIVE OF THE ESTATE, ULYSSES WALLTOWER), dated January 25, 1996 and recorded in Liber 10575 at Folio 272 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, DECEMBER 3, 2010
AT 3:10 P.M.

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

UNIT NUMBERED FIFTY-EIGHT (58), IN BUILDING NUMBERED NINE (9), IN THE SUBDIVISION KNOWN AS "PRINCE PLACE AT NORTHAMPTON CONDOMINIUM TWO," AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 86 AT PLATS 16 THROUGH 20, INCLUSIVE, AS ESTABLISHED BY MASTER DEED AND BY-LAWS RECORDED AMONG SAID LAND RECORDS IN LIBER 4272 AT FOLIO 607, AMONG THE LAND RECORDS OF PRINCE GEORGE'S, MARYLAND BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

Said property is improved by a dwelling and is sold in "AS IS CONDITION."

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS

TERMS OF SALE: A deposit of \$8,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective

LEGALS

tive upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

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

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

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

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

100136 (11-18,11-25,12-2)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE**
Improved by premises known as
116 Graiden Street, Upper Marlboro, MD 20774

By virtue of the power and authority contained in a Deed of Trust from JANICE VIEIRA and NIGEL GLASGOW, dated December 27, 2007 and recorded in Liber 29745 at Folio 360 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, DECEMBER 3, 2010
AT 3:05 P.M.

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

Being known and designated as Lot Numbered Ten (10) in Block numbered Thirty-Nine (39) in a subdivision known as "Plat No. 26, KETTERING", as per Plat 98 among the Land Records of Prince George's County, Maryland.

Said property is improved by a dwelling and is sold in "AS IS CONDITION."

TERMS OF SALE: A deposit of \$19,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

100178 (11-18,11-25,12-2)

LAW OFFICES
MEYERS, ROBBELL & ROSENBAUM, P.A.
 Berkshire Building - Suite 400
 6801 Kenilworth Avenue
 Riverdale, Maryland 20737
 (301) 699-5800

SUBSTITUTE TRUSTEES' SALE

**Valuable improved real estate located in
 Prince George's County, Maryland known as**
4103 Baltimore Avenue, Bladensburg, Maryland 20710.

By virtue of the power and authority contained in a Deed of Trust from GAYLE PROPERTY VENTURES, L.L.C., a Maryland limited liability company, to William J. Monacelli or Jonathan I. Feldman, trustees for the benefit of Eastern Savings Bank, FSB, dated September 1, 2004, and recorded May 24, 2005 securing \$775,000.00, and recorded among the land records of Prince Georges County, Maryland in Liber 22105, folio 144 and re-recorded at Liber 28115 at Folio 638, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Trustee will sell at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Duvall Wing Entrance, Upper Marlboro, Maryland on

DECEMBER 7, 2010 AT 1:30 PM EST

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust and as follows:

LEGALS

BEGINNING for the same at a point in the easterly right-of-way line of Baltimore Avenue said point also marking the common corner between Banville land and Lot 13 of the Town of Bladensburg and running thence, North 87° 12' 30" East, 283.22 feet to a point in the westerly right of way line of 46th Street and running thence along the said street South 04° 08' 30" East, 70.00 feet to a point; thence leaving the said street South 87° 12' 30" West, 114.00 feet to a point; thence, South 04° 08' 30" East, 130.00 feet to a point thence, North 87° 12' 30" East, 114.00 feet to a point and running thence along the aforesaid westerly right of way line of 46th Street South 04° 08' 30" East, 50.94 feet to a point, and running thence along the northerly line of a 15 foot alley South 87° 12' 30" West, 281.66 feet to a point, and running thence 28.98 feet along the arc of a curve deflecting to the right having a radius of 294.00 feet and long chord bearing and distance of North 19° 25' 03" West, 28.98 feet to a point; thence, North 02° 34' 36" West, 223.12 feet to the point of beginning; containing 56,985 square feet or 1.3082 acres, as per description of W.L. Meekins, Inc., dated April 28, 1989. Assessed as Lots 1 and 2 in Frank Mace's subdivision of parts of original lots 13 and 17, Bladensburg, and Part of Lots 13, equaling 19,000 square feet; center 14 feet of Lot 13 equaling 2,423 square feet and Part of Lot 13 (38 feet on Baltimore Avenue) equaling 38 square feet; and Lot 14 saving and excepting portion on Ross Street (46th Street) equaling 31,100 square feet, all on unrecorded plat of Bladensburg.

The property is improved by a commercial building of approximately 16,130± square feet (hereinafter referred to as "Mortgaged Property").

CONDITIONS OF SALE

1. The Mortgaged Property will be sold and conveyed subject to all matters of record, including without limitation, applicable easements, rights of way, covenants, conditions and restrictions, and environmental and other conditions and all applicable federal, state, local laws, ordinances, and regulations affecting the Mortgaged Property.

2. The Mortgaged Property will be sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition, without recourse, representation or warranty. Neither the Trustee nor the noteholder, or their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, either express or implied, with respect to the Mortgaged Property, including, without limitation, the description, use, construction, physical condition, habitability, zoning, environmental condition, fitness for a particular purpose or merchantability of all or any part of the Mortgaged Property.

3. The Mortgaged Property is sold subject to all rights of tenants in the property, if any, and the Selling Parties shall not be required to deliver possession of the Mortgaged Property free and clear of any such tenancy at settlement.

TERMS OF SALE

A deposit of \$50,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Trustee, her successors or assigns, time being of the essence. Conveyance shall be by Trustee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Rodbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of twelve and one-half percent (12.5%) per annum. The Trustee reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, water rents, sewer rents, rental income, if any, and all other public charges payable on an annual, semiannual, or quarterly basis shall be as of the date of sale and assumed thereafter by the purchaser. If Purchaser fails to settle within ten days of ratification, Purchaser agrees to pay attorneys' fees in the amount of \$750.00, plus costs, if the Trustee has moved to resell the property. 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 the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Trustee may then resell the property at the risk and cost the defaulting purchaser.

If the Trustee cannot deliver marketable title, subject to tenancies and the rights of parties in possession, to the purchaser(s), the sole remedy of purchaser(s) in law or equity shall be limited to the return of the purchaser(s)' deposit. Purchaser agrees to pay \$295.00 at settlement to the Seller's attorney for review of the settlement documents and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

Robert H. Rosenbaum
 Substitute Trustees

100183 (11-18,11-25,12-2)

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.

Edward Scarcia
 4810 Blackfoot Road
 College Park, MD 20704

Defendant

**In the Circuit Court for Prince
 George's County, Maryland**
Case No. CAÉ 10-28642

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 \$131,812.33. The property sold herein is known as 4810 Blackfoot Road, College Park, MD 20704.

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

True Copy—Test:
 Peggy Magee, Clerk

100266 (12-2,12-9,12-16)

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. CAÉ 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)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

File: 08-PG-DR-3511

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224
Plaintiff
vs.

Mazie Simms Contee, and
Marvin Contee, and
Nationstar Mortgage, LLC, Lender, and
Edward S. Cohn, Substitute Trustee, and
Stephen N. Goldberg, Substitute Trustee, and
Richard E. Solomon, Substitute Trustee, and
Richard J. Rogers, Substitute Trustee, and
Prince George's County, Maryland

And
All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 11 of Prince George's County, described as follows: Account No. 115186-9; known as 10024 SQ & IMPS LOT 6 BLK A SUB MARION ACRES.
Street address of 12501 Morano Dr. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 10-34736

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 10th day of November, 2010, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 4th day of December, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 12th day of January, 2011, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
100164 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.

Kairos Development Corporation, Inc.
Samuel Deal, Trustee
The Harbor Bank of Maryland Community Development Corporation
Carol Leet, Trustee
PNC Bank, N.A.

5700 MIDDLETON LN

and
Prince George's County, Office of Treasurer

and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5700 Middleton Lane, Temple Hills, Maryland 20748, Sixth (6th) Election District, described as follows: All that lot of land and imps. E Half Of Lot 39 2004 Eai-x Trs 25,592.0000 Sq. Ft. & Imps. T B Middleton.

In the Circuit Court for Prince George's County, Maryland CAE 10-35238

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5700 Middleton Lane, Temple Hills, Maryland 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. E Half Of Lot 39 2004 Eai-x Trs 25,592.0000 Sq. Ft. & Imps. T B Middleton.

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

It is thereupon this 10th day of November, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of December, 2010, and redeem the property 5700 Middleton Lane, Temple Hills, Maryland 20748 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100177 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.

Kairos Development Corporation, Inc.
Samuel Deal, Trustee
The Harbor Bank of Maryland Community Development Corp.
Carol Leet, Trustee
PNC Bank, N.A.

5702 MIDDLETON LN

and
Prince George's County, Office of Treasurer

and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5702 Middleton Lane, Temple Hills, Maryland 20748, Sixth (6th) Election District, described as follows: All that lot of land and imps. W Half Lot 39 2004 Eai-x Trs 25,591.0000 Sq. Ft. & Imps. T B Middleton.

In the Circuit Court for Prince George's County, Maryland CAE 10-35236

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5702 Middleton Lane, Temple Hills, Maryland 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. W Half Lot 39 2004 Eai-x Trs 25,591.0000 Sq. Ft. & Imps. T B Middleton.

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

It is thereupon this 10th day of November, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of December, 2010, and redeem the property 5702 Middleton Lane, Temple Hills, Maryland 20748 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100176 (11-18,11-25,12-2)

PRINCE GEORGE'S POST NEWSPAPER 301-627-0900

LEGALS

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.

Kairos Development Corporation, Inc.
New Chapel Baptist Church
Samuel Deal, Trustee
The Harbor Bank of Maryland Community Development Corporation
PNC Bank, N.A.

5610 MIDDLETON LN

and
Prince George's County, Office of Treasurer

and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5610 Middleton Lane, Temple Hills, Maryland 20748, Sixth (6th) Election District, described as follows: All that lot of land and imps. 13,000.0000 Sq. Ft. & Imps. TB Middleton Farm Lot 103.

In the Circuit Court for Prince George's County, Maryland CAE 10-35235

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5610 Middleton Lane, Temple Hills, Maryland 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 13,000.0000 Sq. Ft. & Imps. TB Middleton Farm Lot 103.

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

It is thereupon this 10th day of November, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of December, 2010, and redeem the property 5610 Middleton Lane, Temple Hills, Maryland 20748 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100175 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.

Richard J. Walters

2910 TRAINOR LN

and
Prince George's County, Office of Treasurer

and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

2910 Trainor Lane, Bowie, Maryland 20715, Seventh (7th) Election District, described as follows: All that lot of land and imps. 10,275.0000 Sq. Ft. & Imps. Tulip Grove At Lot 3 Blk 140.

In the Circuit Court for Prince George's County, Maryland CAE 10-35234

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2910 Trainor Lane, Bowie, Maryland 20715 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 10,275.0000 Sq. Ft. & Imps. Tulip Grove At Lot 3 Blk 140.

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

It is thereupon this 10th day of November, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of December, 2010, and redeem the property 2910 Trainor Lane, Bowie, Maryland 20715 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100174 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.

Malcom Whitman
Jacqueline L. Whitman
Household Finance Corporation III Mortgage Two Corporation, Trustee

2702 CHRIS CT

and
Prince George's County, Office of Treasurer

and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

2702 Chris Court, Fort Washington, Maryland 20744, Fifth (5th) Election District, described as follows: All that lot of land and imps. 18290.0000 Sq. Ft. & Imps. Pinehurst Estates Lot 13 Blk K.

In the Circuit Court for Prince George's County, Maryland CAE 10-35233

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2702 Chris Court, Fort Washington, Maryland 20744 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 18290.0000 Sq. Ft. & Imps. Pinehurst Estates Lot 13 Blk K.

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

It is thereupon this 9th day of November, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of December, 2010, and redeem the property 2702 Chris Court, Fort Washington, Maryland 20744 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100173 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.

Helmer Pineda
Friedman & MacFayden, PA, Trustee
Fremont Investment & Loan Mortgage Electronic Registration Services, Inc.
Litton Loan Servicing, LP

6201 HOPE DR

and
Prince George's County, Office of Treasurer

and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the

LEGALS

fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

6201 Hope Drive, Temple Hills, Maryland 20748, Sixth (6th) Election District, described as follows: All that lot of land and imps. 10,590.0000 Sq. Ft. & Imps. Allenwood Acres - Lot 9 Blk F.

In the Circuit Court for Prince George's County, Maryland CAE 10-35199

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6201 Hope Drive, Temple Hills, Maryland 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 10,590.0000 Sq. Ft. & Imps. Allenwood Acres - Lot 9 Blk F.

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

It is thereupon this 9th day of November, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of December, 2010, and redeem the property 6201 Hope Drive, Temple Hills, Maryland 20748 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100172 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.

Yvonne Wilder-Jackson
Yrlap, Inc. Trustee
Bank of America, N.A.

13601 BELLE CHASSE BLVD 311

and
Prince George's County, Office of Treasurer

and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

13601 Belle Chasse Boulevard, Unit 311, Laurel, Maryland 20707, Tenth (10th) Election District, described as follows: All that lot of land and imps. Unit 311 Non Conf Use 1,071.0000 Sq. Ft. & Imps. Victoria Falls I.

In the Circuit Court for Prince George's County, Maryland CAE 10-35192

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 13601 Belle Chasse Boulevard, Unit 311, Laurel, Maryland 20707 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. Unit 311 Non Conf Use 1,071.0000 Sq. Ft. & Imps. Victoria Falls I.

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

It is thereupon this 9th day of November, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of December, 2010, and redeem the property 13601 Belle Chasse Boulevard, Unit 311, Laurel, Maryland 20707 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100169 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.

Derrick Smith
Derrick Smith
Custom Title & Settlement, Inc., Trustee
Joan Lyons

5915 ADDISON RD

and
Prince George's County, Office of Treasurer

and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5915 Addison Road, Capitol Heights, Maryland 20743, Eighteenth (18th) Election District, described as follows: All that lot of land and imps. Pt Lot 3 Trs Dt For L10829f479 S/B 06/11/96(lac Per sur98-99) 2,814.0000 Sq. Ft. & Imps. Oakmont Blk 3.

In the Circuit Court for Prince George's County, Maryland CAE 10-35195

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5915 Addison Road, Capitol Heights, Maryland 20743 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. Pt Lot 3 Trs Dt For L10829f479 S/B 06/11/96(lac Per sur98-99) 2,814.0000 Sq. Ft. & Imps. Oakmont Blk 3.

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

It is thereupon this 9th day of November, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of December, 2010, and redeem the property 5915 Addison Road, Capitol Heights, Maryland 20743 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100171 (11-18,11-25,12-2)

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

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

Case No: CAE10-21316

ORDER OF PUBLICATION

This is to give notice that on the 2nd day of July, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by THERESA M RELIFORD, Petitioner, against TONYE KENNER, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, TONYE KENNER, last known address is 4201 28th Avenue, #B3, Temple Hills, MD 20748, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE10-21316, Guardianship of Minor Child, is that he/she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 15th day of November, 2010, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 15th day of December, 2010, giving notice to the UNKNOWN BIRTH FATHER, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 22nd day of December, 2010 why the relief requested should not be granted.

PEGGY MAGEE
CLERK

100189 (11-18,11-25,12-2)

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ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.
MAA, LLC

11201 CRAIN HWY

and
Prince George's County, Office of
Treasurer

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

11201 Crain Highway,
Cheltenham, Maryland 20623,
Eleventh (11th) Election District,
described as follows:
All that lot of land and imps.
34,882.0000 Sq. Ft. & Imps.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-35193**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 11201 Crain Highway,
Cheltenham, Maryland 20623 in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps.
34,882.0000 Sq. Ft. & Imps.

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

It is thereupon this 9th day of
November, 2010, by the Circuit
Court for Prince George's County,
Ordered, That notice be given by
the insertion of a copy of this Order
in some newspaper having general
circulation in Prince George's
County once a week for three (3)
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 3rd day
of December, 2010, and redeem the
property 11201 Crain Highway,
Cheltenham, Maryland 20623 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100170 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.
Rodney F. Williams
Roland F. Williams
Romell F. Williams
Robin Williams

2218 GAYLORD DR

and
Prince George's County, Office of
Treasurer

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

2218 Gaylord Drive, Suitland,
Maryland 20745, Sixth (6th)
Election District, described as follows:
All that lot of land and imps.
3,515.0000 Sq. Ft. & Imps. Dupont
Village Lot 2 Blk C.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-34731**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 2218 Gaylord Drive,
Suitland, Maryland 20745 in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps.
3,515.0000 Sq. Ft. & Imps. Dupont
Village Lot 2 Blk C.

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

It is thereupon this 9th day of
November, 2010, by the Circuit
Court for Prince George's County,
Ordered, That notice be given by
the insertion of a copy of this Order
in some newspaper having general
circulation in Prince George's
County once a week for three (3)
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 3rd day
of December, 2010, and redeem the
property 2218 Gaylord Drive,
Suitland, Maryland 20745 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100168 (11-18,11-25,12-2)

Court for Prince George's County,
Ordered, That notice be given by
the insertion of a copy of this Order
in some newspaper having general
circulation in Prince George's
County once a week for three (3)
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 3rd day
of December, 2010, and redeem the
property 2218 Gaylord Drive,
Suitland, Maryland 20745 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100168 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.
Mattie L. Williams
Belinda L. Williams
Citifinancial, LLC

8508 LINDENDALE DR

and
Prince George's County, Office of
Treasurer

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

8508 Lindendale Drive, Laurel,
Maryland 20707, Tenth (10th)
Election District, described as follows:
All that lot of land and imps.
7,500.0000 Sq. Ft. & Imps. Oak Crest
Lot 10 Blk 21.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-34727**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 8508 Lindendale Drive,
Laurel, Maryland 20707 in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps.
7,500.0000 Sq. Ft. & Imps. Oak Crest
Lot 10 Blk 21.

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

It is thereupon this 9th day of
November, 2010, by the Circuit
Court for Prince George's County,
Ordered, That notice be given by
the insertion of a copy of this Order
in some newspaper having general
circulation in Prince George's
County once a week for three (3)
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 3rd day
of December, 2010, and redeem the
property 8508 Lindendale Drive,
Laurel, Maryland 20707 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100170 (11-18,11-25,12-2)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.
Surratts Swim Club, Inc.

11412 TIPPETT RD

and
Prince George's County, Office of
Treasurer

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

11412 Tippet Road, Ninth (9th)
Election District, described as follows:
All that lot of land and imps. Parcel
A. 4.4327 Acres & Imps. Wards

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 101
Timonium, Maryland 21093
Plaintiff
v.
Surratts Swim Club, Inc.

11412 TIPPETT RD

and
Prince George's County, Office of
Treasurer

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's
described on the Tax Rolls Prince
George's County Collector of State
and County Taxes for said County
known as:

11412 Tippet Road, Ninth (9th)
Election District, described as follows:
All that lot of land and imps. Parcel
A. 4.4327 Acres & Imps. Wards

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

True Copy—Test:
Peggy Magee, Clerk
100191 (11-18,11-25,12-2)

Sub.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-34721**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 11412 Tippet Road in the
County of Prince George's, sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps. Parcel
A. 4.4327 Acres & Imps. Wards
Sub.

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

It is thereupon this 9th day of
November, 2010, by the Circuit
Court for Prince George's County,
Ordered, That notice be given by
the insertion of a copy of this Order
in some newspaper having general
circulation in Prince George's
County once a week for three (3)
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 3rd day
of December, 2010, and redeem the
property 11412 Tippet Road and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff's title, free and clear of all
encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
100165 (11-18,11-25,12-2)

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

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

Case No: CAE10-33329

ORDER OF PUBLICATION

This is to give notice that on the
14th day of November, 2008, a
Petition for Guardianship of a
Minor Child was filed in the Circuit
Court for Prince George's County,
Maryland, by SAMANTHA JACK-
SON, Petitioner, against TONY
RICHARDSON, birth father. The
birth mother, ZELDA TARA JACK-
SON, is deceased and the last
known address of the birth father is
unknown and his whereabouts are
unknown. The petition alleges that
the birth father's whereabouts are
currently unknown and that they
have made attempts to locate the
birth father and have been unsuccess-
ful. The petition further alleges
that Petitioner is a resident of
Prince George's County, and has
been so for more than one year.

The relief prayed in the petition
CAE08-33329, Guardianship of
Minor Child, is that she be granted
Guardianship of the Minor Child
and any other relief deemed just
and proper by the Court.

Whereupon, it is Ordered by the
Circuit Court for Prince George's
County, this 15th day of November,
2010, that the Petitioner cause a
copy of the order to be inserted in
a newspaper published in Prince
George's County, once a week in
each of three successive weeks, by
the 15th day of December, 2010,
giving notice to TONY RICHARD-
SON, Birth Father, the object and
substance of the Petition and warn-
ing them to show cause, if any there
may be, on or before the 22nd day
of December, 2010 why the relief
requested should not be granted.

PEGGY MAGEE
CLERK

100190 (11-18,11-25,12-2)

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

**In the Matter of:
LAMEKA S. FOX, Minor**

Guardianship No. GD-10036

ORDER OF PUBLICATION

A petition for the guardianship of
the person of a minor child, namely
Lameka S. Fox an infant female
born on February 9, 1998 at Greater
Southeast Hospital, Washington,
DC to Kim S. Fox and William Paul
Mann, having been filed, it is this
18th day of August, 2010.

ORDERED, by the Orphan's
Court for Prince George's County,
Maryland, that the respondent,
William Paul Mann, the natural
father of the aforementioned child,
is hereby notified that the afore-
mentioned petition for the
guardianship of the person has
been filed, stating the last known
address of respondent as unknown.
Respondent, William Paul Mann, is
hereby notified to show cause on or
before the 18th day of January,
2011, why the relief prayed should
not be granted; and said respon-
dent 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

100186 (11-18,11-25,12-2)

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.
Nicholas Kulibaba
Kimberly A. Kulibaba
9807 Croom Road
Upper Marlboro, MD 20772
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-20776**

Notice is hereby given this 12th
day of November, 2010, by the
Circuit Court for Prince George's
County, that the sale of the
Property mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 13th 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 13th day of December,
2010.

The Report of Sale states the
amount of the foreclosure sale price
to be \$140,653.83. The property
sold herein is known as 9807
Croom Road, Upper Marlboro, MD
20772.

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

True Copy—Test:
Peggy Magee, Clerk
100160 (11-18,11-25,12-2)

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 pro-
ceedings, 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)

THE PRINCE GEORGE'S POST NEWSPAPER

CALL 301-627-0900
OR
FAX 301-627-6260

Alfred J. Szczerbicki
28 Allegheny Ave
The Penthouse, Ste. 500
Towson, MD 21204
410-337-8068

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH PEPE MEDLEY

Notice is given that James M.
Centra, whose address is 590
Marley Run, Huntingtown, MD
20639 was on November 10, 2010
appointed personal representative
of the estate of Mary Louise Centra
who died on November 1, 2010
with a will.

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

Any person having a claim
against the decedent must present
the claim to the undersigned per-
sonal 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 writ-
ten notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mail-
ing or other delivery of the notice.

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

ALFRED J. SZCZERBICKI
Personal Representative

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

100204 (11-25,12-2,12-9)

Estate No. 84855
100188 (11-18,11-25,12-2)

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.
David Guzman
11995 Beltsville Drive
Beltsville, MD 20705
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-01092**

Notice is hereby given this 12th
day of November, 2010, by the
Circuit Court for Prince George's
County, that the sale of the
Property mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 13th 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 13th day of December,
2010.

The Report of Sale states the
amount of the foreclosure sale price
to be \$300,670.80. The property
sold herein is known as 11995
Beltsville Drive, Beltsville, MD
20705.

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

True Copy—Test:
Peggy Magee, Clerk
100158 (11-18,11-25,12-2)

NOTICE

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

v.
Elizabeth Isabemoh
3820 Devil Tree Court Unit # 14-A
Hyattsville, MD 20784
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-14726**

Notice is hereby given this 12th
day of November, 2010, by the
Circuit Court for Prince George's
County, that the sale of the
Property mentioned in these pro-
ceedings, made and reported, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before the 13th 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 13th day of December,
2010.

The Report of Sale states the
amount of the foreclosure sale price
to be \$253,395.57. The property
sold herein is known as 3820 Devil
Tree Court Unit # 14-A,
Hyattsville, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk
100159 (11-18,11-25,12-2)

THE PRINCE GEORGE'S POST NEWSPAPER

CALL 301-627-0900
OR
FAX 301-627-6260

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LOUISE CENTRA

Notice is given that James M.
Centra, whose address is 590
Marley Run, Huntingtown, MD
20639 was on November 10, 2010
appointed personal representative
of the estate of Mary Louise Centra
who died on November 1, 2010
with a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 10th day of
May, 2011.

Any person having a claim

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

313 East Tantallon Drive, Fort Washington, Maryland 20744

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

DECEMBER 10, 2010

AT 12:12 PM

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

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

The property is improved by a dwelling.

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

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

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

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

100213 (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

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

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

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

2105 Del Rio Court, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Dana M Holland and Darnell F Holland, dated February 22, 2006, and recorded in Liber 24449 at folio 115 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 12:27 PM

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

LOT NO. 8, BLOCK C, AS SHOWN ON THE PLAT ENTITLED, "PLAT THREE, ASHLEIGH".

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 \$50,000.00 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

100217 (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

913 Cypress Point Circle, Bowie, Maryland 20721

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

DECEMBER 10, 2010

AT 12:21 PM

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

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

The property is improved by a dwelling.

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

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

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, STEPHANIE H. HURLEY, 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

100215 (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)

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 \$2,500.00 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
Towson, MD 21204
(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

**6000 SHEPHERD LANE
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Jose S. Flores and Blanca M. Sorto dated September 24, 2007 and recorded in Liber 28845, Folio 640 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, 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 7, 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

100182 (11-18,11-25,12-2)

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

**4900 55TH PLACE
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust from Hector J. Bonilla and Orbelina Villalta De Contreras dated October 26, 2007 and recorded in Liber 28965, Folio 130 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$346,500.00, and an original interest rate of 7.500, 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 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 Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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 \$34,000.00 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

100240 (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

**8809 CREEKWAY DRIVE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Robert D. Wheeler and Deborah M. Wheeler dated January 27, 2006 and recorded in Liber 25959, Folio 254 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$385,000.00, 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 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 Deed of Trust. The property is improved by a dwelling.

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

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

100242 (12-2,12-9,12-16)

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

**9200 EDWARDS WAY, UNIT # 219
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Mame Dior Seck dated December 27, 2006 and recorded in Liber 28522, Folio 150 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$170,000.00, 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 7, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

100147 (11-18,11-25,12-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10017 NICOL COURT E.
MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Mariama Jalloh dated March 27, 2006 and recorded in Liber 24905, Folio 449 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$512,000.00, 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 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 \$58,500.00 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

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

100225 (11-25,12-2,12-9)

LEGALS

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

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# JNKCV54E14M808162
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# 16H0B08176U049645
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

LEGALS

**FREESTATE CYCLE
8601 CENTRAL AVE
CAPITAL HTS**

LOT# 5169 1993 JEEP Grand
Cherokee-6 Cyl.
VIN# 1J4GX5857PC632087
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

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

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)

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
1313 PADDOCK LANE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Gwendolyn M. Brunson dated February 28, 2005 and recorded in Liber 21687, Folio 739 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,300.00, and an original interest rate of 6.125, 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 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 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 \$25,000.00 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.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

100241 (12-2,12-9,12-16)

**The Prince
George's
Post
Newspaper
Wishes
Everyone a
Safe
Weekend
Remember,
Don't Drink
and Drive!**

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

CB-12-2010 – AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed Nineteen Million, Six Hundred Seventy-Five Thousand Dollars (\$19,675,000) in aggregate principal amount of general obligation bonds with serial maturities including mandatory sinking fund installments in lieu of serial maturities, for the purpose of providing funds for financing in whole or part costs of the planning, construction, reconstruction, establishment, extension, enlargement, demolition, improvement or acquisition of certain capital projects set forth in the capital budget of the County for the fiscal year ending June 30, 2010, or usable portions thereof, including describing the capital projects to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs and probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income tax regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; . . .

ENACTED: 9/7/2010; SIGNED: 9/27/2010; EFFECTIVE: 11/12/2010

CB-37-2010 - AN ACT CONCERNING VACANT RESIDENTIAL PROPERTY REGISTRATION AND MAINTENANCE INTERGOVERNMENTAL INFORMATION for the purpose of amending the registration provisions of vacant or unoccupied residential structures with the Department of Environmental Resources by authorizing information sharing with Prince George's County municipalities.

ENACTED: 9/7/2010; SIGNED: 9/27/2010; EFFECTIVE: 11/12/2010

CB-40-2010 (DR-3) - AN ACT CONCERNING SECONDHAND AND PAWN DEALERS for the purpose of further clarifying the definition of tangible personal property and general regulations as it relates to the second hand dealer licensing.

ENACTED: 9/28/2010; SIGNED: 10/14/2010; EFFECTIVE: 11/29/2010

CB-42-2010 (DR-2) - AN ACT CONCERNING NOTICE TO PURCHASERS OF REAL ESTATE OF CERTAIN LAND RECORDS for the purpose of amending the Consumer Protection laws of the County to require disclosure in residential real estate contracts of certain information in the land records maintained in the County of the subject property and to provide provisions for the failure to provide the required notice.

ENACTED: 9/7/2010; SIGNED: 9/27/2010; EFFECTIVE: 11/12/2010

CB-46-2010 (DR-2) – AN ORDINANCE CONCERNING COMMERCIAL USES for the purpose of amending the definitions, requirements, and enforcement procedures for certain commercial uses.

ENACTED: 9/7/2010; EFFECTIVE: 10/25/2010

CB-58-2010 (DR-2) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY ARTS AND HUMANITIES COUNCIL for the purpose of codifying, renaming, and expanding the duties of the Prince George's Arts Council.

ENACTED: 9/7/2010; SIGNED: 9/27/2010; EFFECTIVE: 11/12/2010

CB-59-2010 (DR-2) – AN ORDINANCE CONCERNING PRIVATE AUTOMOBILE AND OTHER MOTOR VEHICLE AUCTIONS for the purpose of defining Private Automobile and Other Motor Vehicle Auctions; permitting the use in the I-1 and I-2 Zones with certain improvements; and making related amendments to the Zoning Ordinance.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-61-2010 (DR-2) – AN ACT CONCERNING HIGH PERFORMANCE BUILDING TAX CREDIT for the purpose of establishing a tax credit for real property meeting certain Leadership in Energy and Environmental Design (LEED) green building rating system certifications.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-64-2010 (DR-2) - AN ACT CONCERNING THE BUSINESS INCUBATOR REAL PROPERTY TAX CREDIT for the purpose of amending the tax credit for real property used for publicly supported business incubator programs.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-65-2010 - AN ORDINANCE CONCERNING LANDSCAPE MANUAL REGULATIONS for the purpose of adopting the Comprehensive Update to the Prince George's County Landscape Manual and repealing redundant or obsolete provisions of the Zoning Ordinance relating to the Landscape Manual.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-66-2010 – AN ORDINANCE CONCERNING DEPARTURES FROM DESIGN STANDARDS for the purpose of amending the requirements for departures from design standards as it relates to the Alternative Compliance process.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-67-2010 (DR-2) – AN ORDINANCE CONCERNING OFF-STREET PARKING AND LOADING for the purpose of making amendments to the off-street parking requirements in order to fulfill the requirements of internal green areas within parking lots on redevelopment sites.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-68-2010 – AN ORDINANCE CONCERNING SPECIAL EXCEPTION LANDSCAPING for the purpose of amending the Special Exception requirements to change the exemptions referenced to the Landscape Manual.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-70-2010 (DR-2) - AN ACT CONCERNING MOBILE UNITS for the purpose of clarifying the definition and general operation of Mobile Units in the Prince George's County Health Code.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-71-2010 - AN ACT CONCERNING VACANT COMMERCIAL PROPERTY REGISTRATION for the purpose of adding the registration requirement provisions of vacant or unoccupied commercial structures with the Department of Environmental Resources.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-72-2010 (DR-2) - AN ORDINANCE CONCERNING INDUSTRIAL USES for the purpose of revising certain provisions of the Table of Uses for the I-3 Zone and creating a definition for a new use entitled "University Research and Development Park".

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-74-2010 (DR-2) - AN ORDINANCE CONCERNING POSTPONEMENT OF COUNCIL ACTIONS for the purpose of making a clarifying amendment to the time within which the District Council is required to take action and providing for its retroactive application to February 1, 2010.

ENACTED: 10/26/2010; EFFECTIVE: 10/26/2010

LEGALS

CB-75-2010 (DR-2) - AN ACT CONCERNING CHESAPEAKE BAY CRITICAL AREA ORDINANCE for the purpose of updating Subtitle 5B, the Chesapeake Bay Critical Area Ordinance.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-76-2010 (DR-2)- AN ORDINANCE CONCERNING CHESAPEAKE BAY CRITICAL AREA for the purpose of making revisions to zoning requirements related to the Chesapeake Bay Critical Area.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-77-2010 (SUBDIVISION BILL) (DR-2)- AN ACT CONCERNING CHESAPEAKE BAY CRITICAL AREA for the purpose of making revisions to Subdivision requirements for the Chesapeake Bay Critical Area.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-81-2010 - AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of eliminating certain obsolete classes of work.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-83-2010 – AN ACT CONCERNING REVITALIZATION TAX CREDITS for the purpose of increasing the maximum amount of eligible improvements per dwelling unit for residential improvements.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-84-2010 – AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2011.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-85-2010 (DR-2) – AN ACT CONCERNING ANIMAL CONTROL for the purpose of amending the definitions of farm animal and livestock and generally relating to animal control.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-88-2010 – AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed Thirty-Eight Million Nine Hundred Sixty Thousand Dollars (\$38,960,000) . . .

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-89-2010 - AN ACT CONCERNING CONTRACT APPROVALS for the purpose of approving a multi-year Lease Financing Agreement for the lease/purchase of Snow Removal Equipment and Fire/EMS Ambulances.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-90-2010 (DR-2) - AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed Seventy-Six Million Fifty-Six Thousand (\$76,056,000) . . .

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-92-2010 (DR-3) - AN ORDINANCE CONCERNING AGRICULTURE, AGRITOURISM, EQUINE ACTIVITIES AND EQUINE FACILITY for the purpose of amending the definitions of agriculture and agritourism; adding definitions for equine activities and equine facility; and permitting these uses in certain residential zones and generally relating to these uses.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-93-2010 – AN ORDINANCE CONCERNING M-X-T for the purpose of amending the regulations for townhouses in the M-X-T Zone under certain circumstances.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-94-2010 - AN ORDINANCE CONCERNING THE L-A-C ZONE for the purpose of permitting a Country Inn in the L-A-C Zone under certain circumstances.

ENACTED: 10/26/2010; EFFECTIVE: 12/13/2010

CB-96-2010 - AN ACT CONCERNING YOUTH COMMISSION for the purpose of amending the provisions of the County Code relating to the composition and membership of the Youth Commission.

ENACTED: 10/26/2010; SIGNED: 11/15/2010; EFFECTIVE: 1/3/2011

CB-97-2010 (DR-3) – AN EMERGENCY ACT CONCERNING CONTRACT APPROVAL for the purpose of approving the lease or sale of the County's interest in certain real property and the subsequent leaseback or installment purchase of said real property for purposes of financing a new emergency operations center that shall be named in honor of Fallen First Responders.

A public emergency exists affecting the public health, safety, or welfare of the citizens and residents of Prince George's County, said emergency being the County's immediate need to finance a new emergency operations center housing the Office of Homeland Security and a new 9-1-1 emergency dispatch center at 17321 Melford Boulevard, Bowie, Maryland 20715 to provide enhanced essential public safety services in Prince George's County.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

Copies of these documents may be obtained from the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952 3600, TDD 301-925-5167.

100245 (12-2)

LEGALS

NOTICE

IN THE MATTER OF:
Tara Marie Zinemon

FOR THE CHANGE OF NAME TO:
Tarajee Marie Williams

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-34424

A Petition has been filed to change the name of Tara Marie Zinemon to Tarajee Marie Williams. The latest day by which an objection to the Petition may be filed is December 21, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100258 (12-2)

NOTICE

IN THE MATTER OF:
Antwan Alex Kinchen

FOR THE CHANGE OF NAME TO:
Alex Isidro Mayo Kinchen

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-31848

A Petition has been filed to change the name of Antwan Alex Kinchen to Alex Isidro Mayo Kinchen. The latest day by which an objection to the Petition may be filed is December 18, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100259 (12-2)

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. Savoy, 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.

TRANSFER 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.

Unsuq 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)

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

IN THE MATTER OF A PETITION FOR ADOPTION OF TWO MINOR CHILDREN

Adoption No: CAA10-16216

NOTICE TO BIRTH FATHER

To: **GREGORY ANTONIO TORRENCE**: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA10-16216. All persons who believe themselves to be parents of a female child born on March 12, 2000, in Washington, DC and a male child born on April 29, 2002, in Washington, DC to TAMARA ADAMS TORRENCE, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area, you will have agreed to the permanent loss of your parental rights to this child.

100246 (12-2)

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

Deborah K. Curran, et al.
Substitute Trustees

vs.

Teri L Brown-Ayers

Plaintiffs

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 Barbary 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

vs.

Mamotte Neuvieme and Jean Francois

Plaintiffs

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

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)

NOTICE

IN THE MATTER OF:
Jennifer Danielle Elzea
FOR THE CHANGE OF NAME TO:
Jennifer Danielle Dempsey Elzea

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-34595**

A Petition has been filed to change the name of Jennifer Danielle Elzea to Jennifer Danielle Dempsey Elzea.

The latest day by which an objection to the Petition may be filed is December 18, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100257 (12-2)

**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 Stephon 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

IN THE MATTER OF:
Oreoluna Olywabusola Olatunde Fashola

FOR THE CHANGE OF NAME TO:
Oreoluwa Olatunde Oluwabusola Fashola

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-34980**

A Petition has been filed to change the name of Oreoluna Olywabusola Olatunde Fashola to Oreoluwa Olatunde Oluwabusola Fashola.

The latest day by which an objection to the Petition may be filed is December 14, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100256 (12-2)

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)

NOTICE

IN THE MATTER OF:
Nwamaka Ngozi Brenda Ossai
FOR THE CHANGE OF NAME TO:
Nwamaka Georgina Brenda Ossai

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-35112**

A Petition has been filed to change the name of Nwamaka Ngozi Brenda Ossai to Nwamaka Georgina Brenda Ossai.

The latest day by which an objection to the Petition may be filed is December 14, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100254 (12-2)

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

IN THE MATTER OF:
Deloris Monica Freeman
FOR THE CHANGE OF NAME TO:
Deloris Monica Thompson

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-35300**

A Petition has been filed to change the name of Deloris Monica Freeman to Deloris Monica Thompson.

The latest day by which an objection to the Petition may be filed is December 14, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100252 (12-2)

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.
Promise I. Okafor
6942 Woodstream Lane
Lanham, MD 20706
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-29993**

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 \$261,903.32. The property sold herein is known as 6942 Woodstream Lane, Lanham, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100267 (12-2,12-9,12-16)

NOTICE

IN THE MATTER OF:
Juan Carlos Herrera
FOR THE CHANGE OF NAME TO:
Juan Carlos Martinez Herrera

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-35093**

A Petition has been filed to change the name of Juan Carlos Herrera to Juan Carlos Martinez Herrera.

The latest day by which an objection to the Petition may be filed is December 18, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100255 (12-2)

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)

NOTICE

IN THE MATTER OF:
Antar Bryd
FOR THE CHANGE OF NAME TO:
Antar Muhammad

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-35579**

A Petition has been filed to change the name of Antar Bryd to Antar Muhammad.

The latest day by which an objection to the Petition may be filed is December 14, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100251 (12-2)

NOTICE

IN THE MATTER OF:
Antwan Alex Kinchen
FOR THE CHANGE OF NAME TO:
Alex Isidro Mayo Kinchen
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-31848**

A Petition has been filed to change the name of Antwan Alex Kinchen to Alex Isidro Mayo Kinchen.

The latest day by which an objection to the Petition may be filed is December 18, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100259 (12-2)

NOTICE

IN THE MATTER OF:
Jemilat Toyin Fashina

FOR THE CHANGE OF NAME TO:
Jemilat Toyin Anibaba

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-35155**

A Petition has been filed to change the name of Jemilat Toyin Fashina to Jemilat Toyin Anibaba.

The latest day by which an objection to the Petition may be filed is December 14, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100253 (12-2)

NOTICE

IN THE MATTER OF:
David Adu Boateng

FOR THE CHANGE OF NAME TO:
Sampson Kwabena Yeboah

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-36083**

A Petition has been filed to change the name of David Adu Boateng to Sampson Kwabena Yeboah.

The latest day by which an objection to the Petition may be filed is December 21, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
100250 (12-2)

The
Prince George's Post

Call 301-627-0900

or

Fax 301-627-6260

Have a Very Safe Weekend

And Remember,

Don't Drink and Drive!

LEGALS

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

6203 Landover Road, Cheverly, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Muinot Kukoyi, dated January 5, 2009, and recorded in Liber 30315 at folio 008 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 12:18 PM

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

LOT NUMBERED AND LETTERED 361 A IN BLOCK NUMBERED 32 IN THE SUBDIVISION KNOWN AS RESUBDIVISION OF LOTS 361 AND 362, BLOCK 32, SECTION 4, CHEVERLY.

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 \$37,000.00 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.

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

100212 (11-25,12-2,12-9)

THE PRINCE GEORGE'S POST NEWSPAPER
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