

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, RODBELL & 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**ADVERTISEMENT**

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S11-015	Snow & Ice Control Services for DPW&T	Final Pre-Bid Conference: 12/9/10 @ 11:00 a.m. Opens: 12/22/10 @ 3:00 p.m.	\$ 5.50
S10-045	Water Treatment	Pre-Bid Conference: 12/16/10 @ 10:00 a.m. Opens: 1/4/11 @ 2:00 p.m.	\$ 5.50
C10-113	Firefighter Helmets	Pre-Bid Conference: 12/9/10 @12:00 p.m. Opens: @ 12/28/10 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
JACK B. JOHNSON
 County Executive

100207 (11-25)

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.

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.

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

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.

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
Prlap, 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)

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.

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 fol-
lows:

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)

ORDER OF PUBLICATION

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

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 fol-
lows:

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
100166 (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

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 fol-
lows:

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

Sub.

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)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc.
will sell at public auction the fol-
lowing 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 pres-
ence of the picnic table, Upper
Marlboro, MD 20772, at 4:00 P.M.
on DECEMBER 6th, 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# 4660B 1988 TRISTATE/
SEAHAWK 25FT 4IN
MD# 6204AU
ST MICHAELS RV AND AUTO
CENTER INC
1118 S TALBOT ST
ST MICHAELS

LOT# 5139B 1989 STINGRAY
27FT
REG# PA-4279-BT
SKIPJACK COVE YACHTING
RESORT
150 SKIPJACK RD BOX 208
GEORGETOWN

LOT# 5149 1979 FORD BRONCO
VIN# U15WLDH6374
FNF AUTO REPAIR INC T/A
CAL AUTO REPAIR
4120 HOWARD AVE
KENSINGTON

LOT# 5150 2001 MERCEDES-
BENZ CLK Class
VIN# WDBLJ70G21F177520
AUTO COLLISION CRAFTS
MEN, INC
7865 CESSNA AVE
GAITHERSBURG

LOT# 5152 2000 MAZDA 626
VIN# 1YVGF22C4Y5110560
ED CONEY AUTO BODY
REPAIR
7960 CRYDEN WAY
DISTRICT HEIGHTS

LOT# 5153 1999 BMW Z 3
VIN# 4USCH9334XL80635
ED CONEY AUTO BODY
REPAIR
7960 CRYDEN WAY
DISTRICT HEIGHTS

LOT# 5154 2001 FORD Taurus-
V6
VIN# 1FAPF55S21G122449
KIM'S AUTO SERVICE CENTER
2735 GREENMONT AVE
BALTIMORE

LOT# 5155 2006 MITSUBISHI
Eclipse-4 Cyl.
VIN# 4A3AK24F86E022426
MODERN WRENCH AUTO
REPAIR SERVICE
3400 ANNAPOLIS RD
BALTIMORE

LOT# 5157 1997 ACURA CL-4
Cyl.
VIN# 19UYA1149VL013800
GASOLINE & AUTOMOTIVE
SERVICES
10619 CONNNECTICUT AVE
KENSINGTON

LOT 5151 2001 FORD TAURUS
VIN# 1FAFP53U21A239505
FOREIGN CAR SPECIALISTS
3 JP MORGAN COURT
WALDORF

LOT# 5010B 1967 TARTAN 27 FT
MD# 4078BG
HERRINGTON HARBOR
NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 5156 2000 SATURN S
Series-4 Cyl.
VIN# 1G8ZH5287Y239014
FERNDALE AUTOMOTIVE
7195 BALT ANNAPOLIS RD
GLEN BURNIE

LOT# 5158 2002 JEEP Grand
Cherokee-6 Cyl.
VIN# 1J4GW48S22C269588
DARCARS IMPORTS
12511 PROSPERITY DR
SILVER SPRING

LOT# 5159 2007 DODGE Caliber-
4 Cyl.
VIN# 1B3HB28B27D376606
DARCARS IMPORTS
12511 PROSPERITY DR
SILVER SPRING

LOT# 5322B 1989 ARRIVA 19FT
8IN
MD# 1809AV
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5323B 1985 FOURWINNS
17FT
MD# 7199BL
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5324B 1974 WELLCRAFT
20FT
MD# 1302W
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5325B 1988 CHEETAH
22FT
MD# 8335B
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

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

LOT# 5327B 1989 WELLCRAFT
23FT
MD# 0228BC
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5329B 1991 BAYLINER
19FT 10IN
MD# 1431AY
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

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LOT# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LEGALS

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
SANG M. LEE

Estate No.: 85869

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the
above estate:

You are hereby notified that a
Petition has been filed by Young L.
Lee for Judicial Probate of the copy
of the will dated 02/17/2003 and
for the appointment of a personal
representative. A hearing will be
held at 14735 Main Street,
Courtroom D4010, Upper
Marlboro, MD 20773 on **January 13,
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

100161 (11-18,11-25)

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 unsuc-
cessful. 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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LESLIE WILLIAM POE

Notice is given that Leonard Poe,
whose address is 4 Town Square,
Burnsville, NC 28714 was on
November 8, 2010 appointed per-
sonal representative of the estate
of Leslie William Poe, who died on
September 19, 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 8th day of May,
2011.

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.

LEONARD POE
Personal Representative

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

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

**7965 RIGGS ROAD, UNIT 1
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Luis A. Guevara, Henry A. Guevara and Karla Merlos dated March 2, 2006 and recorded in Liber 24681, Folio 037 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$166,900.00, and an original interest rate of 7.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$17,500.00 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

100157 (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

**9901 HARBOR AVENUE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Christiana Slowe and Henry A. Slowe dated December 30, 2004 and recorded in Liber 21388, Folio 135 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 6.376, 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 \$29,500.00 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

100197 (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

**6407 TRILLIUM TRAIL
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Sidikat Landers and Titi S. Oloye dated December 5, 2006 and recorded in Liber 26669, Folio 409 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$450,000.00, and an original interest rate of 5.750, 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 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 \$44,000.00 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

100146 (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

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

Under a power of sale contained in a certain Deed of Trust from Berta A. Triveri dated February 22, 2007 and recorded in Liber 27749, Folio 403 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

100149 (11-18,11-25,12-2)

LEGALS

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

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

Case No: CAE10-23763

ORDER OF PUBLICATION

This is to give notice that on the 23rd 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 YASSE J TRUJILLO, Petitioner, against ERICKA LEONOR MUNZO, birth mother, and ERIC FARON TRUJILLO MAYEN, birth father. The birth mother, ERICKA LEONOR MUNZO, last known address is 11 CALLE 14-48 ZONA 7, COLONIA CASTILLO LARA, GUATEMALA, CENTRAL AMERICA, 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 CAE10-23763, 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 3rd 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 3rd day of December, 2010, giving notice to ERIC FARON TRUJILLO MAYEN, Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 10th day of December, 2010 why the relief requested should not be granted.

PEGGY MAGEE
CLERK

100104 (11-11,11-18,11-25)

Kimberly C. Aviles, Esq.
4 Evergreen Road
Severna Park, MD 21146
410-544-0314

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HELEN GLADYS DOYLE

Notice is given that Russell K. Winter, whose address is 504 Wilson Rd., Crownsville, MD 21032 was on October 26, 2010 appointed personal representative of the estate of Helen Gladys Doyle, who died on August 19, 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 26th day of April, 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.

RUSSELL K. WINTER
Personal Representative

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

Estate No. 85947

100123 (11-11,11-18,11-25)

Esther A. Streete, Esquire
McNamee, Hosea, Jenigan, Kim,
Greenan & Lynch, P.A.
888 Bestgate Road, Suite 304
Annapolis, MD 21401
410-266-9909

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DORIS ELLIS GOSSETT

Notice is given that Marlene E. Medvick, whose address is 10201 Willow Mist Court, Unit D, Oakton, VA 22124 was on November 8, 2010 appointed personal representative of the estate of Doris Ellis Gossett who died on July 19, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of

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.

MARLENE E. MEDVICK
Personal Representative

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

Estate No. 85630

100127 (11-11,11-18,11-25)

James J Collins
7601 Lewinsville Road, Suite 410
McLean, VA 22101
703-748-3400

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CLAIRETTE I BROSEN

Notice is given that Jocelyn Bernier, whose address is 6 Des Cedres, Sainte-Therese Quebec J7E 2B8, Canada was on October 26, 2010 appointed personal representative of the estate of Clairette I Brosen who died on June 24, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of April, 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.

JOCELYN BERNIER
Personal Representative

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

Estate No. 79924

100122 (11-11,11-18,11-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GARY JAMES TURNBULL

Notice is given that Monica Gallagher, whose address is 217 Windsong Drive, Henderson, NV 89074 was on November 3, 2010 appointed personal representative of the estate of Gary James Turnbull who died on October 28, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd 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.

MONICA GALLAGHER
Personal Representative

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

Estate No. 86013

100126 (11-11,11-18,11-25)

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

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)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
vs.
Coretta T. Ross
Defendant
In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-25011

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

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

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

NOTICE

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

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)

THE PRINCE GEORGE'S POST
EMAIL:
BBOICE@PGPOST.COM
CALL 301-627-0900
FAX 301-627-6260

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)

PUBLIC NOTICE

Pursuant to Section 27-224(d) of the Prince George's County Code, being also known as the Zoning Ordinance for Prince George's County, notice is hereby given that the County Council of Prince George's County, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, adopted CR-104-2010 as set forth below, initiating a Sectional Map Amendment for the Takoma/Langley Crossroads Sector Plan area. Individuals with questions may contact Aldea Douglas of the Maryland-National Capital Park and Planning Commission at (301) 952-3574, or by e-mail aldea.douglas@ppd.mncppc.org.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL 2010 Legislative Session

Resolution No. CR-104-2010
Proposed by The Chair (By Request - Planning Board)
Introduced by Council Member Campos
Co-Sponsors _____
Date of Introduction October 26, 2010

RESOLUTION

A RESOLUTION concerning
Preparation of a Sectional Map Amendment for the Takoma/Langley Crossroads Sector Plan area

For the purpose of initiating a Sectional Map Amendment for the Takoma/Langley Crossroads Sector Plan area to provide a strong inter-relationship between the Sector Plan and zoning of land as a tool to implement land use recommendations.

WHEREAS, the Takoma/Langley Crossroads Sector Plan was approved in November 2009 (CR-86-2009); and

WHEREAS, the current Sectional Map Amendment for the Takoma/Langley Crossroads area was approved in May 1990; and

WHEREAS, Section 27-221 of the Zoning Ordinance establishes timetables for the review of Sectional Map Amendments; and

WHEREAS, Section 27-225.01 of the Zoning Ordinance establishes procedures whereby the Prince George's County Planning Board may initiate a Sectional Map Amendment following the approval of an Area Master Plan; and

WHEREAS, the approved Fiscal Year 2011 Planning Department Work Program requires that a Sectional Map Amendment be prepared for the Takoma/Langley Crossroads area; and

WHEREAS, the Takoma/Langley Crossroads Sector Plan area constitutes a portion of Planning Area 65 generally bounded to the east and southeast by a major PEPCO transmission line; to the south by Erskine Street; to the north by the Northwest Branch, Quebec Street, and Keokee Street; and to the west by Long Branch Creek, Carroll Avenue, and Merrimac Drive, with the Sector Plan area extending to the commercial properties to the south of the convergence of Long Branch and Sligo Creek and the small commercial area at Carroll Avenue and Merrimac Drive; and

WHEREAS, the Sector Plan established policies and strategies to guide the future growth and development of the Takoma/Langley Crossroads area at an intensity appropriate for the Developed Tier, Regional Centers, and the MD 193 Corridor; and

WHEREAS, the Sector Plan recommends a separate Sectional Map Amendment be initiated to implement the land use and design recommendations contained within the plan; and

WHEREAS, the 2010 Takoma/Langley Housing Affordability Strategy provides additional policy guidance on the affordability and variety of housing choices for existing and future development in the Sector Plan area; and

WHEREAS, the concurrent efforts of the Maryland Department of Transportation and Maryland Transit Administration to construct a consolidated bus transit facility and two Purple Line light rail transit stations in the Takoma/Langley Crossroads Sector Plan area constitute an immediate opportunity for Prince George's County to maximize the economic, environmental, and social benefits of mass transit and transit-oriented development; and

WHEREAS, it is the intent of the District Council to recognize that the 2009 Approved Takoma/Langley Crossroads Sector Plan's land use and urban design recommendations, residential density and commercial Floor Area Ratio (FAR) guidance, and vision for transit-oriented and pedestrian-friendly mixed-use development constitute the Sector Plan's Zoning Proposal for medium- to high-density mixed-

LEGALS

use and multifamily residential development and zoning oriented to and supportive of the proposed future Purple Line stations at the intersection of MD 193/Greenbelt Road and MD 650/New Hampshire Avenue and at Riggs Road.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that The Maryland-National Capital Park and Planning Commission is hereby directed to prepare a Sectional Map Amendment for the Takoma/Langley Crossroads in accordance with the requirements of Part 3 of the Zoning Ordinance.

BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

Adopted this 26th day of October, 2010.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

Thomas E. Dernoga
Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

100208 (11-25)

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 13th, 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# 5115 1966 PONTIAC GRAN PRIX
VIN# 18911 CENTRAL AVE B & B AUTO SALVAGE LTD 18911 CENTRAL AUTO UPPER MARLBORO

LOT# 5129 1994 HONDA Accord
VIN# 1HGCD5644RA142112
ROWE AUTO BODY
4426-E BEECH RD
TEMPLE HILLS

LOT# 5140 2002 FORD TRUCK Explorer Sport Trac
VIN# 1FMZU67E52UB86223
F1 TOWING & SERVICES
4650 TANGLEWOOD DR
HYATTSVILLE

LOT# 5161 2002 HONDA VT750
VIN# JH2RC44672M611392
FREESTATE CYCLE
8601 CENTRAL AVE
CAPITAL HTS

LOT# 5168 2005 KAWASAKI ZX1000
VIN# JKAZXCC135A022420

FREESTATE CYCLE
8601 CENTRAL AVE
CAPITAL HTS

LOT# 5303B 1967 WHITBY ALBERG 30 30FT 3IN OFFICIAL# 508056 "MARLIN" PORT ANNAPOLIS MARINA 7074 BEMBE BEACH RD ANNAPOLIS

LOT# 5310 1998 PONTIAC Grand Prix-V6
VIN# 1G2WP52K9WF240319
AGE TO AGE AUTOMOTIVE
8625 OLD LEONARDTOWN RD
HUGHSVILLE

LOT# 5311 1987 FORD F350
VIN# 1FDKF3715HNA24523
AGE TO AGE AUTOMOTIVE
8625 OLD LEONARDTOWN RD
HUGHSVILLE

LOT# 5320B 1975 IRWIN 25FT 4IN MD# 0565AR
BAY HARBOR BOAT YARD/COVE POINT
6029 HERRING BAY RD
DEALE

LOT# 5321B 1986 REGAL 25FT MD# 2895AP
BAY HARBOR BOAT YARD/COVE POINT
6029 HERRING BAY RD
DEALE

LOT 5166 1999 DODGE STRATUS
VIN# 1B3EJ46X4XN603742
MD AUCTION SERVICES
12435 MATTAWOMAN DR
WALDORF

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

100239 (11-25,12-2)

THE PRINCE GEORGE'S POST NEWSPAPER WISH YOU AND YOUR FAMILIES A SAFE THANKSGIVING WEEKEND! PLEASE DON'T DRINK ALCOHOL AND DRIVE!

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
vs.
Latonya Dee Reynolds
8683 Greenbelt Road Unit # T1
Greenbelt, MD 20770
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-01264**

Notice is hereby given this 1st 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 1st 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 1st day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$40,500.00. The property sold herein is known as 8683 Greenbelt Road Unit # T1, Greenbelt, MD 20770.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100107 (11-11,11-18,11-25)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
vs.
Peggy J. Sullivan
f/k/a Peggy J. Doyle
4511 38th Street
Brentwood, MD 20722
Defendant

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

Notice is hereby given this 18th day of November, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of December, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of December, 2010.

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
STANLEY WADE JOHNSON

Notice is given that Keisha English Newby whose address is 2059 Barbara Lane, Decatur, GA 30032, was on October 25, 2010 appointed personal representative of the small estate of Stanley Wade Johnson, who died on April 24, 1996, without a will.

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

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

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

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

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

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

KEISHA ENGLISH NEWBY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 85527
100205 (11-25)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Erin M. Brady,
Substitute Trustees
Plaintiffs
vs.
Jerry V Colendres and
Betty B Colendres
Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-27161**

ORDERED, this 1st day of November, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7303 Split Rail Lane, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st 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 1st day of December, 2010, next.

The report states the amount of sale to be \$233,556.56.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100105 (11-11,11-18,11-25)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
vs.
Theresa McKnight (deceased)
Brenda McKnight
4726 John Street
Suitland, MD 20746
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-29436**

Notice is hereby given this 8th 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 8th 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 8th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$344,409.12. The property sold herein is known as 4726 John Street, Suitland, MD 20746.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100117 (11-11,11-18,11-25)

NOTICE

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

Beverly A. Banks
554 Wilson Bridge Drive,
Unit 6755/B2
Oxon Hill, MD 20745
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-05621**

Notice is hereby given this 8th 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 8th 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 8th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$52,236.61. The property sold herein is known as 554 Wilson Bridge Drive, Unit 6755/B2, Oxon Hill, MD 20745.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100119 (11-11,11-18,11-25)

NOTICE

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

Nazim A. Alvi
Murrawat B. Alvi
15107 South Jenkins Court
Accokeek, MD 20607
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-38829**

Notice is hereby given this 8th 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 8th 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 8th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$286,003.72. The property sold herein is known as 15107 South Jenkins Court, Accokeek, MD 20607.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100120 (11-11,11-18,11-25)

NOTICE

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

Valerie M. Johnson
7114 East Forest Road
Hyattsville, MD 20785
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-38169**

Notice is hereby given this 8th 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 8th 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 8th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$162,900.30. The property sold herein is known as 7114 East Forest Road, Hyattsville, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100121 (11-11,11-18,11-25)

NOTICE

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

Aleta L. Wilson
VLC Realty, LLC
8103 Hayfield Court
Clinton, MD 20735
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-00743**

Notice is hereby given this 8th 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 8th 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 8th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$411,320.93. The property sold herein is known as 8103 Hayfield Court, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100118 (11-11,11-18,11-25)

NOTICE

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

Jamille Ackerman
Christopher Ackerman
5514 Auth Way Unit 412
Suitland, MD 20746
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-29076**

Notice is hereby given this 8th 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 8th 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 8th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$311,835.08. The property sold herein is known as 5514 Auth Way Unit 412, Suitland, MD 20746.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100116 (11-11,11-18,11-25)

NOTICE

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

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 proceedings, 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
vs.

Gregory D. Long
Katrina Long Albright, Personal Representative for the Estate of Gregory Dwayne Long
Ralph Long, Resident Agent for the Estate of Gregory Dwayne Long
2133 Weber Drive
District Heights, MD 20747
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-05632**

Notice is hereby given this 5th 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 6th 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 6th day of December, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$187,045.00. The property sold herein is known as 2133 Weber Drive, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100103 (11-11,11-18,11-25)

**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 probate 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 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.

JAMES M. CENTRA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 86067
100188 (11-18,11-25,12-2)

LEGALS

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Trustees
Plaintiffs
vs.
Varick I A Baiyina,
Alyssa R Baiyina and
Varick Baiyina
Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-41497**

ORDERED, this 28th day of October, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7200 Quisberry Way, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 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 November, 2010, next.

The report states the amount of sale to be \$350,000.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
100075 (11-4,11-11,11-18)

NOTICE

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

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 proceedings, 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
vs.

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 proceedings, 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)

**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)

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 Alfred J. Szczerbicki, whose address is 28 Allegheny Avenue, Suite 500, Towson, MD 21204 was on August 26, 2010 appointed personal representative of the estate of Elizabeth Pepe Medley, who died on January 19, 2009 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.

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.

ALFRED J. SZCZERBICKI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 84855
100204 (11-25,12-2,12-9)

NOTICE

Deborah K. Curran
Laura H

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

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

9609 Grandhaven Avenue, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from JOELD FLORES and MARIA A ALVARADO-FLORES aka MARIA A FLORES, dated August 11, 2006, and recorded in Liber 26013 at folio 134 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

NOVEMBER 29, 2010

AT 12:06 PM

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

LOT NUMBERED TWENTY-THREE (23) IN BLOCK NUMBERED THIRTY-FIVE (35) IN THE SUBDIVISION KNOWN AS "SECTION 5-A, BRANDYWINE COUNTRY".

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 \$33,000.00 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

100113 (11-11,11-18,11-25)

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 "C", 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

7318 Donnell Place, Unit #B4, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Cherise D. Reid, dated June 14, 2006, and recorded in Liber 25426 at folio 504 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

NOVEMBER 29, 2010

AT 12:00 NOON

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

UNIT NUMBERED AND LETTERED 7318-B-4 IN THE SUBDIVISION KNOWN AS "HOLLY HILL CONDOMINIUM, PHASE II".

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 \$15,000.00 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

100112 (11-11,11-18,11-25)

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.

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

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

THE PRINCE GEORGE'S POST NEWSPAPER
*** CALL 301-627-0900 * FAX 301-627-6260 ***
EMAIL: BBOICE@PGPOST.COM