

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)

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 401 North Washington Street, Suite 550
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 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, KETTERINC", as per Plat 98 among the Land Records of Prince George's County, Maryland.

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

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

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

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

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

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE

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

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

DECEMBER 7, 2010 AT 1:30 PM EST

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

LEGALS

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

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

CONDITIONS OF SALE

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

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

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

TERMS OF SALE

A deposit of \$50,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Trustee, her successors or assigns, time being of the essence. Conveyance shall be by Trustee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Rodbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of twelve and one-half percent (12.5%) per annum. The Trustee reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, 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)

Bid No. DER 2010-0002**NOTICE TO CONTRACTORS****HENRY AVENUE STORM DRAIN IMPROVEMENT PROJECT**

ATTENTION: This bid is restricted to a Certified Minority Business Enterprise that has a current certification with the Prince George's County Minority Business Development Division and in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11)(8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Prince George's County MBE Program.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of **HENRY AVENUE STORM DRAIN IMPROVEMENT PROJECT** in Prince George's County. Sealed bids will be received by the **Department of Environmental Resources, Organizational Management, Attn: Mr. Dennis Bigley, 9400 Peppercorn Place, Suite 520, Largo Maryland 20774, until 9:00 a.m. local prevailing time, Thursday, December 16, 2010**, and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **Monday, November 22, 2010**:

Construction Data Corporation:	Cristian Durham, 111 Corning Road, Ste. 140, Cary, North Carolina 27511. Tel: 888-232-2850; Fax: 888-232-2856
McGraw-Hill Dodge Reports:	Mary Ann Smith, 8501 LaSalle Road, Suite 204, Towson, MD 21286. Tel: 410-821-8046; Fax : 410-821-0090
Regional Construction Data:	Drew McGinnis, 30 Technology Parkway South, Suite Norcross, Georgia 30092. Tel: 1-800-304-0059; Fax: 1-800-774-9097

The project includes, but is not limited to, construction stakeout, excavation and grading, storm drain pipe installation, storm drain structures, sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **Monday, November 22, 2010** at the Capital Projects Team, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Mr. Joseph Sang at (301) 883-5826**. A non-refundable fee of **\$25.00** will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **Thursday, December 16, 2010 at 10:00 a.m.** at the Capital Projects Team, 9400 Peppercorn Place, Suite 550, Largo, Maryland 20774.

By Authority Of,
JACK B. JOHNSON
 County Executive
 Prince George's County, Maryland

100181

(11-18)

LEGALS

File: 08-PG-DR-3511

ORDER OF PUBLICATION

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

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

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

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

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

5700 MIDDLETON LN
and
Prince George's County, Office of Treasurer

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

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

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

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

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

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

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

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
100177 (11-18,11-25,12-2)

ORDER OF PUBLICATION

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

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

5702 MIDDLETON LN
and
Prince George's County, Office of Treasurer

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

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

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

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

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

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

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

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
100176 (11-18,11-25,12-2)

**PRINCE
GEORGE'S
POST
NEWSPAPER
301-627-0900**

LEGALS

ORDER OF PUBLICATION

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

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

5610 MIDDLETON LN
and
Prince George's County, Office of Treasurer

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

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

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

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

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

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

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

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
100175 (11-18,11-25,12-2)

ORDER OF PUBLICATION

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

Richard J. Walters
2910 TRAINOR LN
and
Prince George's County, Office of Treasurer

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

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

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

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

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

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

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

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
100174 (11-18,11-25,12-2)

ORDER OF PUBLICATION

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

Malcom Whitman
Jacqueline L. Whitman
Household Finance Corporation III Mortgage Two Corporation, Trustee
2702 CHRIS CT
and
Prince George's County, Office of Treasurer

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

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

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

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

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

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

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

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
100173 (11-18,11-25,12-2)

ORDER OF PUBLICATION

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

Helmer Pineda
Friedman & MacFayden, PA, Trustee
Fremont Investment & Loan Mortgage Electronic Registration Services, Inc.
Litton Loan Servicing, LP
6201 HOPE DR
and
Prince George's County, Office of Treasurer

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

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

LEGALS

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

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

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

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

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

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

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

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
100172 (11-18,11-25,12-2)

ORDER OF PUBLICATION

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

Yvonne Wilder-Jackson
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 neces-
sary 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 neces-
sary 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

Plaintiff

v.
Mattie L. Williams
Belinda L. Williams
Citifinancial, LLC

8508 LINDENDALE DR

and

Prince George's County, Office of
Treasurer

and

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

and

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

8508 Lindendale Drive, Laurel,
Maryland 20707, Tenth (10th)
Election District, described as 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 neces-
sary 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

Plaintiff

v.
Surratts Swim Club, Inc.

11412 TIPPETT RD

and

Prince George's County, Office of
Treasurer

and

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

and

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

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

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 neces-
sary 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# 1FAPJ55S21G122449
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
FERNDAL E AUTOMOTIVE
7195 BAL T 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# 5328B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

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

**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

100179 (11-18,11-25)

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

In the Matter of:
LAMEKA S. FOX, Minor

Guardianship No. GD-10036

ORDER OF PUBLICATION

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

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

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

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

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA WILLIAMS

Notice is given that Wayne
Washington whose address is 4708
Henderson Rd., Camp Springs, MD
20748, was on November 01, 2010
appointed personal representative
of the small estate of Barbara
Williams, who died on December
21, 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.

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 earli-
er 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 writ-
ten 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.

WAYNE WASHINGTON
Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 85965
100187 (11-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PALESTINE BOARDLEY MCRAE

Notice is given that Secethia B.
Davis whose address is 37 Orchard
Towne Court #103, Laurel, MD
20707, was on November 10, 2010
appointed personal representative
of the small estate of Palestine
Boardley Mcrae, who died on
September 30, 2010, without a will.

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

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

All persons having claims against
the decedent must serve their
claims on the undersigned personal
representative or file them with the
Register of Wills with a copy to the
undersigned on or before the earli-
er 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 writ-
ten 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.

SECETHIA B. DAVIS
Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 86048
100184 (11-18)

NOTICE

IN THE MATTER OF:
Katherine Kafai Katsriku

FOR THE CHANGE OF
NAME TO:
Katherine Kafai Addai

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-34285

A Petition has been filed to
change the name of Katherine Kafai
Katsriku to Katherine Kafai Addai.
The latest day by which an objec-
tion to the Petition may be filed is
December 8, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
100194 (11-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID VREELAND

Notice is given that Diane S.
Vreeland whose address is 2601
Appleton Lane, Bowie, MD 20716,
was on January 22, 2009 appointed
personal representative of the small
estate of David Vreeland who died
on August 15, 2008, with a will.

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

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

All persons having claims against
the decedent must serve their
claims on the undersigned personal
representative or file it with the
Register of Wills with a copy to the
undersigned on or before the earli-
er 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 writ-
ten notice, notifying the creditor

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

**319 GIBSON DRIVE
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Wayne Bryan and Glenda Bryan dated February 22, 2008 and recorded in Liber 29433, Folio 112 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$319,346.44, and an original interest rate of 8.587, 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 **NOVEMBER 23, 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 \$37,600.00 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

100097 (11-4,11-11,11-18)

MARYLAND DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION MANAGEMENT ADMINISTRATION**NOTICE OF INTENT TO ISSUE PART 70 OPERATING PERMIT, OPPORTUNITY TO SUBMIT WRITTEN COMMENTS OR TO REQUEST A PUBLIC HEARING**

The Department of the Environment, Air and Radiation Management Administration (ARMA) has completed its review of the application for a renewal Part 70 Operating Permit submitted by the Washington Suburban Sanitary Commission's Western Branch Wastewater Treatment Plant located in Upper Marlboro, MD. The facility consists of a wastewater treatment facility with sludge incinerator. The applicant is represented by:

Mr. Brian Mosby, Plant Manager
Washington Suburban Sanitary Commission
Western Branch Wastewater Treatment Plant
6600 Crain Highway
Upper Marlboro, MD 20772

The Department has prepared a draft Part 70 Operating Permit for review and is now ready to receive public comment. A docket containing the draft permit, application, supporting documentation and fact sheet is available for review. Ask for Docket #24-033-00872 at the following locations during normal business hours:

Prince George's County Library
14730 Main Street
Upper Marlboro MD 20772-3053

Maryland Department of the Environment
Air and Radiation Management Administration
1800 Washington Boulevard
Baltimore, Maryland 21230-1720

Interested persons may submit written comments or request a public hearing on the draft permit. Written comments must be received by the Department no later than 30 days from the date of this notice. Requests for a public hearing must be submitted in writing and must also be received by the Department no later than 30 days from the date of this notice.

Comments and requests for a public hearing will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

A Request for public hearing shall include the following:

- 1) The name, mailing address, and telephone number of the person making the request;
- 2) The names and addresses of any other persons for whom the person making the request if representing; and
- 3) The reason why a hearing is requested, including the air quality concern that forms the basis for the request and how this concern relates to the person making the request.

All written comments and requests for a public hearing should be directed to the attention of Ms. Shannon Heafey, Air Quality Permits Program, Air and Radiation Management Administration, 1800 Washington Boulevard Suite 720, Baltimore, Maryland 21230-1720.

Further information may be obtained by calling Ms. Shannon Heafey at (410) 537-4433.

100180 (11-18)

MEETING NOTICE

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, November 23, 2010 at 7:30 a.m. in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

100138 (11-18)

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 ERICI FARON TRUJILLO MAYEN, birth father. The birth mother, ERICKA LEONOR MUNZO, last known address is 11 CALLE 14-48 ZONA 7, COLONIA CASTILLO LARA, GUATEMALLA, 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 ERICI 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)

*The Prince
George's Post
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Call (301) 627-0900

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*Your Newspaper
of
Legal Record*

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

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

Under a power of sale contained in a certain Deed of Trust from Seema Ahmed dated April 8, 2008 and recorded in Liber 29571, Folio 070 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$323,000.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 23, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

100098 (11-4,11-11,11-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11414 GLENDALE RIDGE ROAD
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Alicia T. Hines, Bennie Hines and Anna Hines dated November 1, 2007 and recorded in Liber 28922, Folio 432 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$693,500.00, 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 **NOVEMBER 23, 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 \$69,000.00 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

100101 (11-4,11-11,11-18)

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

**6839 TREXLER ROAD
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Mohamed Abdela dated November 21, 2006 and recorded in Liber 27004, Folio 595 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,000.00, and an original interest rate of 7.000, 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 **NOVEMBER 23, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

100099 (11-4,11-11,11-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6000 SHEPHERD LANE
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Jose S. Flores and Blanca M. Sorto dated September 24, 2007 and recorded in Liber 28845, Folio 640 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 7, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**211 MOHICAN DRIVE
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Herber A. Pereira and Angel Sosa dated May 30, 2007 and recorded in Liber 27983, Folio 551 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$275,000.00, and an original interest rate of 7.750, 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 **NOVEMBER 30, 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 \$30,000.00 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. 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 at settlement, a fee of \$295.00 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.

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

100108 (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

9609 Grandhaven Avenue, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from JOEL D 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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5830 33RD PLACE
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Sandra Cardoso dated September 16, 2003 and recorded in Liber 18381, Folio 743 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$106,850.00, and an original interest rate of 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 23, 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.

BEING KNOWN AND DESIGNATED AS LOT SIXTEEN (16) IN BLOCK G IN A SUBDIVISION KNOWN AS "WOOD MANOR" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 20 PLAT 68 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$11,500.00 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. 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 at settlement, a fee of \$295.00 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.

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

100092 (11-4,11-11,11-18)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7007 SOURWOOD LANE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Ruth Morgan and Ernest Morgan dated May 24, 2006 and recorded in Liber 26020, Folio 445 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$485,000.00, and an original interest rate of 7.050, 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 **NOVEMBER 30, 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 \$54,000.00 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. 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 at settlement, a fee of \$295.00 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.

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

100110 (11-11,11-18,11-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2702 WOOD HOLLOW PLACE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from William M. Ellis and Elizabeth A. Ellis dated February 22, 2007 and recorded in Liber 27593, Folio 669 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,000.00, 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 **NOVEMBER 30, 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 \$27,000.00 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. 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 at settlement, a fee of \$295.00 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.

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

100109 (11-11,11-18,11-25)

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

**7550 SOUTH ARBORY LANE, UNIT 380
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Christopher B. Ainsworth dated September 14, 2007 and recorded in Liber 28771, Folio 355 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$182,500.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 23, 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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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. 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 at settlement, a fee of \$295.00 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.

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

100091 (11-4,11-11,11-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8332 12TH AVENUE
SILVER SPRING, MD 20903**

Under a power of sale contained in a certain Deed of Trust from Saul P. Rubi dated October 23, 2006 and recorded in Liber 27267, Folio 305 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, 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 **NOVEMBER 23, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$27,000.00 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

100096 (11-4,11-11,11-18)

LEGALS

NOTICE

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

v.

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)

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

**In The Estate Of:
 BRIDGETTE M. HARRIS
 Estate No.: 85935**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
 You are hereby notified that a Petition has been filed by MONICA HARRIS for Judicial Probate of the copies of the wills dated 02/17/2007 and 05/04/2010 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 6, 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
 100129 (11-11,11-18)

NOTICE

IN THE MATTER OF:
 Melanye Hawaii Stewart

FOR THE CHANGE OF NAME TO:
 Melanye Hawaii Stevens

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 09-36087**

A Petition has been filed to change the name of Melanye Hawaii Stewart to Melanye Hawaii Stevens.

The latest day by which an objection to the Petition may be filed is December 7, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 100162 (11-18)

NOTICE

IN THE MATTER OF:
 Angeliqye Unity Garza

FOR THE CHANGE OF NAME TO:
 Angeliqye Unity Imboden

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-33297**

A Petition has been filed to change the name of Angeliqye Unity Garza to Angeliqye Unity Imboden.

The latest day by which an objection to the Petition may be filed is December 7, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 100163 (11-18)

NOTICE

IN THE MATTER OF:
 Florence Christene Patterson

FOR THE CHANGE OF NAME TO:
 Christene Florence Patterson

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-33549**

A Petition has been filed to change the name of Florence Christene Patterson to Christene Florence Patterson.

The latest day by which an objection to the Petition may be filed is December 8, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 100196 (11-18)

LEGALS

NOTICE

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

v.

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

IN THE MATTER OF:
 Khatie Nayelli Gonzalez

FOR THE CHANGE OF NAME TO:
 Khatie Nayelli Gonzalez-Sandoval

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-34593**

A Petition has been filed to change the name of Khatie Nayelli Gonzalez to Khatie Nayelli Gonzalez-Sandoval.

The latest day by which an objection to the Petition may be filed is December 9, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 100192 (11-18)

NOTICE

IN THE MATTER OF:
 Augustina Ify Iwugo

FOR THE CHANGE OF NAME TO:
 Tina Nkemdilim Iwugo

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-34458**

A Petition has been filed to change the name of Augustina Ify Iwugo to Tina Nkemdilim Iwugo.

The latest day by which an objection to the Petition may be filed is December 9, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 100193 (11-18)

NOTICE

IN THE MATTER OF:
 Sheena Alexandria Kelly

FOR THE CHANGE OF NAME TO:
 Alexandria Sheena Kelly

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAE 10-33551**

A Petition has been filed to change the name of Sheena Alexandria Kelly to Alexandria Sheena Kelly.

The latest day by which an objection to the Petition may be filed is December 8, 2010.

Peggy Magee
 Clerk of the Circuit Court for Prince George's County, Maryland
 100195 (11-18)

NOTICE

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

v.

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

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

Notice is hereby given this 12th day of November, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these 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)

LEGALS

David R Cross
 115 Centerway
 Greenbelt, MD 20770
 301-474-5705

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LINDA JEAN MONA

Notice is given that Margaret Webb, whose address is 25 Locke Road, West Sand Lake, NY 12196 was on October 28, 2010 appointed personal representative of the estate of Linda Jean Mona who died on September 20, 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 28th 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.

MARGARET WEBB
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 85961
 100124 (11-11,11-18,11-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DERRICK J DUNBAR

Notice is given that Joe L. Dunbar, whose address is 49 Alvord Street, Rochester NY 14609 was on November 4, 2010 appointed personal representative of the estate of Derrick J. Dunbar, who died on October 16, 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 4th 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.

JOE L. DUNBAR
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 86000
 100125 (11-11,11-18,11-25)

NOTICE

Deborah K. Curran, et al.
 Substitute Trustees
 Plaintiffs

vs.

John Henry Proctor II
 Defendant

**In the Circuit Court for Prince George's County, Maryland
 Civil No. CAE 10-00179**

ORDERED, this 16th day of NOVEMBER, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7312 Wood Hollow Terrace, 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 16th 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 16th day of December, 2010, next.

The report states the amount of sale to be \$80,000.00.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 100191 (11-18,11-25,12-2)

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LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendant

LOT# 5145 1998 ISUZU Rodeo
VIN# 4S2CM58W9W4311603
TIKO TIRE & AUTO SERVICE
5000 WABASH AVE
BALTIMORE

LOT# 5146 2002 JEEP Grand
Cherokee-V8
VIN# 1J4GW48NZ2C188774
ALTERNATIVE MOTORS
9615 LANHAM SEVERN RD
LANHAM

LOT# 5147 2001 TOYOTA
Tacoma-4 Cyl.
VIN# 5TEWM72N41Z786709
JOEVIC AUTO SERVICE
1510 WHITELOCK ST
BALTIMORE

LOT# 5148 2006 CHRYSLER 300-
V6
VIN# 2C3LA43R56H264593
PRECISION TUNE
5700 YORK ROAD
BALTIMORE

**TERMS OF SALE: CASH
PUBLIC SALE**

**The Auctioneer reserves the
right to post a Minimum Bid**

Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

100115 (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

v.

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.

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)

**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.

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

Deborah K. Curran
Laura H. G. O'Sullivan
Erin M. Brady,
Substitute Trustees

Plaintiffs

vs.

Kim Calloway and
Kimberly Calloway aka
Kimberly Malissa Martin

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 10-26251

ORDERED, this 1st day of November, 2010 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6409 Woodley Road, Clinton, Maryland 20735 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.

The report states the amount of sale to be \$123,382.00.

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

True Copy—Test:
Peggy Magee, Clerk

100106 (11-11,11-18,11-25)

**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 **November 29th, 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# 3782 1996 LAND ROVER Range Rover-V8
VIN# SALP1V1444TA32201
ATLANTIC CAR CARE
12401 OCEAN GATEWAY
OCEAN CITY

LOT# 4979 1992 HONDA Accord
VIN# 1HGCB7674NA233323
DRIE PARTS & SERVICE
8208 GRAY EAGLE DR
UPPER MARLBORO

LOT# 4983 1999 FORD F7000
VIN# 3FENF80Z0XMA21690
AUTO & TRUCK SERVICE
4608 INGRAHAM ST
BLADENSBURG

LOT# 4993 2005 DODGE TRUCK Ram 1500 Pickup-V8
VIN# 1D7HU16D35J650391
D & E AUTO REPAIR
4503 HAMILTON ST
HYATTSVILLE

LOT# 5143 2004 KIA Sedona-V6
VIN# KNDUP131446524391
TIKO TIRE & AUTO SERVICE
5000 WABASH AVE
BALTIMORE

LOT# 5144 1997 TOYOTA 4Runner
VIN# JT3GN86R6V0035531
TIKO TIRE & AUTO SERVICE
5000 WABASH AVE
BALTIMORE

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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.

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

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

v.

Felicia Means

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-35860

ORDERED, this 27th day of October, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the Property mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal, Substitute Trustees

vs.

Felicia Means

Defendant

**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.

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)

100116 (11-11,11-18,11-25)

LEGALS

NOTICE

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

v.

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.

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

v.

Aleta L. Wilson
VCR 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.

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

v.

Yakini Ajanaku
Kilolo Ajanaku
7006 Good Luck Road
Lanham, MD 20706

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 10-00167

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$362,032.84. The property sold herein is known as 7006 Good Luck Road, Lanham, MD 20706.

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

True Copy—Test:
Peggy Magee, Clerk

100059 (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

v.

Sheku Sheriff
900 Castlewood Drive
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12818

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$276,107.74. The property sold herein is known as 1108 Shago Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk

100061 (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

v.

Sheku Sheriff
900 Castlewood Drive
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12831

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 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
LESLIE WILLIAM POE

Notice is given that Leonard Poe, whose address is 4 Town Square, Burnsville, NC 28714 was on November 8, 2010 appointed personal 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 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.

LEONARD POE
Personal Representative

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

100128 (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

v.

Sheku Sheriff
900 Castlewood Drive
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-35860

ORDERED, this 27th day of October, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the Property mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal, Substitute Trustees

vs.

Felicia Means

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-35860

ORDERED, this 27th day of October, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the Property mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan,

100062 (11-4,11-11,11-18)

LEGALS

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal,
Substitute Trustees

Plaintiffs

vs.

Kirk L. Keys aka Kirk Keys

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Civil No. CAE 10-02959

ORDERED, this 26th day of October, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8501 Boundary Lane, Brandywine, Maryland 20613 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, and Aaron D. Neal, 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.

The report states the amount of sale to be \$224,731.50.

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

True Copy—Test:
Peggy Magee, Clerk

100057 (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

v.

Robert Turner
6301 Elmhurst Street
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 08-33093

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$323,910.30. The property sold herein is known as 6301 Elmhurst Street, District Heights, MD 20747.

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

True Copy—Test:
Peggy Magee, Clerk

100058 (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

v.

Maria Amabel Ela
Nelson C. Antonio
Woodrow D. Marriott
1108 Shago Drive
Fort Washington, MD 20744

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12831

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$276,107.74. The property sold herein is known as 1108 Shago Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk

100060 (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

v.

Maria Amabel Ela
Nelson C. Antonio
Woodrow D. Marriott
1108 Shago Drive
Fort Washington, MD 20744

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12831

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 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

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

Substitute Trustees,
Plaintiffs

v.

Sheku Sheriff
900 Castlewood Drive
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12818

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$276,107.74. The property sold herein is known as 1108 Shago Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk

100061 (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

v.

Sheku Sheriff
900 Castlewood Drive
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12818

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$276,107.74. The property sold herein is known as 1108 Shago Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk

100061 (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

v.

Sheku Sheriff
900 Castlewood Drive
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12818

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$276,107.74. The property sold herein is known as 1108 Shago Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk

100061 (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

v.

Sheku Sheriff
900 Castlewood Drive
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12818

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$276,107.74. The property sold herein is known as 1108 Shago Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk

100061 (11-4,11-11,11-18)

100062 (11-4,11-11,11-18)

LEGALS

NOTICE

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 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 \$393,500.75.

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

True Copy—Test:
Peggy Magee, Clerk

100063 (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

v.

Tyrone H. Patterson
Patsy L. Patterson
912 Newington Court
Capitol Heights, MD 20743

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 10-00021

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$274,622.80. The property sold herein is known as 912 Newington Court, Capitol Heights, MD 20743.

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

True Copy—Test:
Peggy Magee, Clerk

100060 (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

v.

Maria Amabel Ela
Nelson C. Antonio
Woodrow D. Marriott
1108 Shago Drive
Fort Washington, MD 20744

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12831

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 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

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

Substitute Trustees,
Plaintiffs

v.

Maria Amabel Ela
Nelson C. Antonio
Woodrow D. Marriott
1108 Shago Drive
Fort Washington, MD 20744

Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAE 09-12831

Notice is hereby given this 26th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 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

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

Substitute Trustees,
Plaintiffs

v.

Maria Amabel Ela
Nelson C. Antonio
Woodrow D. Marriott

LEGALS

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs
 v.
 Clemett Trantham
 Althea Trantham, Personal
 Representative for the Estate of
 Clemett Trantham
 9501 Brandywine Road
 Clinton, MD 20735
 Defendants

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 09-20781**

Notice is hereby given this 28th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$175,158.96. The property sold herein is known as 9501 Brandywine Road, Clinton, MD 20735.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100082 (11-4,11-11,11-18)

NOTICE

JEREMY K. FISHMAN
 SAMUEL D. WILLIAMOWSKY
 ERICA T. DAVIS
 401 North Washington Street
 Suite 550
 Rockville, Maryland 20850
 Substitute Trustees
 v.
 SEARS T. MERCHANT
 5822 Galloway Drive
 Oxon Hill, MD 20745
 and
 JIMMA L. MERCHANT
 5822 Galloway Drive
 Oxon Hill, MD 20745
 Defendant(s)

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 10-09409**

Notice is hereby given this 28th day of October, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5822 Galloway Drive, Oxon Hill, MD 20745, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 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 of Sale states the amount of sale to be Three Hundred Seventeen Thousand and 00/100 Dollars (\$317,000.00).

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100070 (11-4,11-11,11-18)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
JOHN L. EPPS III
 Notice is given that Stacey L. Epps, whose address is 8113 Bock Road, Fort Washington, MD 20744 was on October 20, 2010 appointed personal representative of the estate of John L. Epps III, who died on October 6, 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 20th 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 hereafter. Claim forms may be obtained from the Register of Wills.

STACEY L. EPPS
 Personal Representative

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

Estate No. 85839
100068 (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
 v.
 Stephen Gwan
 4102 Meadow Trail Lane
 Hyattsville, MD 20784
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 09-33783**

Notice is hereby given this 27th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$357,010.03. The property sold herein is known as 4102 Meadow Trail Lane, Hyattsville, MD 20784.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100064 (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
 v.
 Oscar A. Farias, MD
 Christopher Posko, Personal
 Representative for the Estate of
 Oscar A. Farias
 Susan B. Posko, Personal
 Representative for the Estate of
 Oscar A. Farias
 2607 Enterprise Road
 Bowie, MD 20721
 Defendants

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 10-18816**

Notice is hereby given this 25th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$168,700.00. The property sold herein is known as 2607 Enterprise Road, Bowie, MD 20721.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100066 (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
 v.
 Rahel Hailemariam
 Yohannes Hailemariam
 111 Pates Drive
 Fort Washington, MD 20744
 Defendants

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 10-15898**

Notice is hereby given this 28th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$191,397.00. The property sold herein is known as 111 Pates Drive, Fort Washington, MD 20744.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100071 (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
 v.
 Allen I. Peterson
 5408 Ludlow Drive
 Temple Hills, MD 20748
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 09-25697**

Notice is hereby given this 28th

LEGALS

day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$268,728.21. The property sold herein is known as 5408 Ludlow Drive, Temple Hills, MD 20748.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100074 (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
 v.
 Edith Janeth Gonzalez
 11415 Pitsea Drive
 Beltsville, MD 20705
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 09-26408**

Notice is hereby given this 27th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$358,697.45. The property sold herein is known as 11415 Pitsea Drive, Beltsville, MD 20705.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100065 (11-4,11-11,11-18)

NOTICE

Deborah K. Curran
 Laura H. G. O'Sullivan
 Stephanie H. Hurley
 Aaron D. Neal
 Erin M. Brady,
 Substitute Trustees
 Plaintiffs
 vs.
 Diane A. Rankin and
 Will Rankin
 Defendants

**In the Circuit Court for Prince
 George's County, Maryland
 Civil No. CAE 10-10775**

ORDERED, this 29th day of October, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13702 Captain Marbury Lane, Upper Marlboro, Maryland 20772 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 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 \$211,500.00.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100072 (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
 v.
 Loretta Leymone Tatum
 5624 61st Place
 Riverdale, MD 20737
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 09-25757**

Notice is hereby given this 28th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$154,353.85. The property sold herein is known as 5624 61st Place, Riverdale, MD 20737.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100073 (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
 v.
 Tonya Hamlett
 2507 Fairlawn Street
 Temple Hills, MD 20748
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 10-27201**

Notice is hereby given this 28th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$200,326.18. The property sold herein is known as 2507 Fairlawn Street, Temple Hills, MD 20748.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100080 (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
 v.
 Heather G. Roberts
 4200 Lavender Terrace
 Bowie, MD 20720
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 10-06432**

Notice is hereby given this 28th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$195,200.00. The property sold herein is known as 4200 Lavender Terrace, Bowie, MD 20720.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100083 (11-4,11-11,11-18)

NOTICE

Deborah K. Curran
 Laura H. G. O'Sullivan
 Substitute Trustees
 Plaintiffs
 vs.
 Mirian Figueroa
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Civil No. CAE 09-41489**

ORDERED, this 28th day of October, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4832 66th Avenue, Hyattsville, Maryland 20784 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 \$110,400.00.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100077 (11-4,11-11,11-18)

NOTICE

Deborah K. Curran
 Laura H. G. O'Sullivan
 Stephanie H. Hurley
 Aaron D. Neal
 Erin M. Brady,
 Substitute Trustees
 Plaintiffs
 vs.
 Marta B. Nunez
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Civil No. CAE 10-21460**

ORDERED, this 28th day of October, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1836 Metzertott Road Unit 2006, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal

LEGALS

and Erin M. Brady, 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 \$31,070.70.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100078 (11-4,11-11,11-18)

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 Ronald S. Deutsch
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs
 v.
 Alexander M. Swab
 Jucely C. Swab,
 aka Jucely P. Conte
 12011 Gordon Avenue
 Beltsville, MD 20705
 Defendants

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 10-04896**

Notice is hereby given this 29th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$527,942.23. The property sold herein is known as 12011 Gordon Avenue, Beltsville, MD 20705.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100076 (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
 v.
 Louisa R. Davies
 13215 Taney Drive
 Beltsville, MD 20705
 Defendant

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 10-27165**

Notice is hereby given this 28th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$215,000.00. The property sold herein is known as 13215 Taney Drive, Beltsville, MD 20705.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100079 (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
 v.
 Filadelfo Benitez
 Jose U. Vasquez
 5115 Oakland Way
 Suitland, MD 20746
 Defendants

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAE 09-33789**

Notice is hereby given this 28th day of October, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$261,359.76. The property sold herein is known as 5115 Oakland Way, Suitland, MD 20746.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
100081 (11-4,11-11,11-18)

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 Quisiberry 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)

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 JACKSON, Petitioner, against TONY RICHARDSON, birth father. The birth mother, ZELDA TARA JACKSON, 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 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 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 RICHARDSON, 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
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
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.

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

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

**3775 EIGHT PENNY LANE, UNIT #179
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Obinna Ifeandu dated October 18, 2005 and recorded in Liber 24128, Folio 630 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$213,900.00, and an original interest rate of 4.750, 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 **NOVEMBER 23, 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 \$22,000.00 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. 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 at settlement, a fee of \$295.00 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.

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

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

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

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

100093 (11-4,11-11,11-18)

**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 4806 Rockford Drive, Hyattsville, MD 20784

By virtue of the power and authority contained in a Deed of Trust from Christal Gainyard, dated September 26, 2007 and recorded in Liber 28864 at Folio 645 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 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

**TUESDAY, NOVEMBER 23, 2010
AT 2:00 P.M.**

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

Lot number Seven (7) in Block lettered "Q" in the subdivision known as "DEFENSE HEIGHTS", as per plat thereof recorded in Plat Book WWW 18 at Plat 62 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 \$18,000.00 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 7.25% 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

LEGALS

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**

100100 (11-4,11-11,11-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5534 KAREN ELAINE DRIVE
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Michael L. Bruce and Joyce Bruce dated May 19, 1983 and recorded in Liber 5811, Folio 388 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$32,800.00, and an original interest rate of 5.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 23, 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 \$3,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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. 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 at settlement, a fee of \$295.00 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.

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

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

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

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

100094 (11-4,11-11,11-18)

**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 2439E Rosecroft Village Circle, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from Beverly J. Bolden (current owner) and James R. Spears and Mollie M. Spears (original owners), dated November 30, 1987 and recorded in Liber 6862 at Folio 731 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 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

**TUESDAY, NOVEMBER 23, 2010
AT 2:15 P.M.**

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

BEGINNING for the same and being known and designated as Lot numbered 82, in Block lettered "A", as shown on the plat entitled "Plat Two, Lots 27 thru 96, Block "A", ROSECROFT VILLAGE", as recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 124 plat 72. BEING that same lot of ground which by Deed dated of even date herewith and intended to be recorded immediately prior hereto among the Land Records of PRINCE GEORGE'S County, Maryland, was granted and conveyed by

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 \$6,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

LEGALS

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**

100102 (11-4,11-11,11-18)

NOTICE OF CIVIL ACTION INVOLVING REAL PROPERTY

6334 Kinsey Terrace, Lanham, Maryland 20706

The case styled *Wells Fargo Bank, N.A. v. Samuel Nnabuife, et al.*, Case No. 10-cv-01419 (RWT) has been filed in the United States District Court for the District of Maryland. This case relates to the real property identified above and the result of said case may affect the rights of anyone with an interest in the real property.

An order has been entered by the Court requiring Samuel Nnabuife to appear or plead on or before January 7, 2011 pursuant to 28 U.S.C. §1655. Pursuant to that order, if Samuel Nnabuife does not appear or plead before that date, the case will proceed as if Samuel Nnabuife had been personally served with original process.

SAMUEL NNABUIFE, PLEASE TAKE NOTICE THAT IF YOU DO NOT APPEAR OR PLEAD ON OR BEFORE JANUARY 7, 2011 YOUR LEGAL RIGHTS MAY BE AFFECTED.

99854 (10-14 to 11-18)

The Prince George's Post Newspaper

Call:

301-627-0900

Fax:

301-627-6260

Email:

bboice@pgpost.com