



**LEGALS**

**NOTICE**

Deborah K. Curran  
Laura H. G. O'Sullivan  
Stephanie H. Hurley  
Aaron D. Neal  
Substitute Trustees  
Plaintiffs  
vs.  
Oladipo Ayodeji  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Civil No. CAE 09-41180

ORDERED, this 6th day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5503 Karen Elaine Drive, Unit 1131, Hyattsville, Maryland 20784 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 6th day of May, 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 6th day of May, 2010, next.

The report states the amount of sale to be \$56,622.00.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97536 (4-8,4-15,4-22)

**NOTICE**

Deborah K. Curran  
Laura H. G. O'Sullivan  
Stephanie H. Hurley  
Michelle M. Latta  
Substitute Trustees  
Plaintiffs  
vs.  
Uzoamaka Nwokoye and  
Richard Nwokoye  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Civil No. CAE 09-23439

ORDERED, this 2nd day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2436 Nicol Circle, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Michelle M. Latta, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010, next.

The report states the amount of sale to be \$396,000.00.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97507 (4-8,4-15,4-22)

**ORDER OF PUBLICATION**

KETAN PATEL  
9860 Washington Blvd. North  
Laurel, MD 20723-1930  
Plaintiff  
vs.  
ZUG ROAD, LLC  
8333 Zug Road  
Bowie, MD 20715-4506  
Defendants

BANK OF AMERICA, NA  
CCS-Small Business/Premier,  
NC1-014-13-07  
10 Light Street  
Baltimore, MD 21202-1435

PRLAP, INC.  
10850 White Rock Road, Suite 101  
Rancho Cordova, CA 95670

PRINCE GEORGE'S COUNTY MARYLAND  
C county Administration Building  
Upper Marlboro, MD 20772

SERVE:  
STEPHANIE ANDERSON, COUNTY ATTORNEY  
County Administration Bldg., 5th Floor  
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the FOURTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
CAE 10-09903

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

Tax Account Number 14-166799-7; Tax Map 29, Grid B3, Parcel 271, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 8.4268 acres, assessed to ZUG ROAD LLC, per Deed recorded in Liber 11674 at Folio 712. \$15,407.65 was paid to the Collector at the time of sale.

This property is encumbered by two Deeds of Trust.

1) A title report on the subject property evidences that the property is subject to a Deed of Trust securing Bank of America, (PRLAP, Inc. as Trustee), in the principal sum of \$624,000; said Deed of Trust dated 8/26/03 and recorded 1/16/04 in the Land Records of Prince George's County, Liber 18666 at Folio 412.

2) And also, the property is subject to a Deed of Trust securing Bank of America, (PRLAP, Inc as Trustee), in the principal sum of \$100,000; said Deed of Trust dated 8/26/03 and recorded 1/16/04 in the Land Records of Prince George's County, Liber 18666 at Folio 423.

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

It is thereupon this 20th day of April, 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of May, 2010, warning all persons interested in the said property to be and appear in this Court by the 22nd day of June, 2010, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a 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  
97622 (4-15,4-22,4-29)

**NOTICE**

Deborah K. Curran  
Laura H. G. O'Sullivan  
Trustees  
Plaintiffs  
vs.  
Charletta Thompson and  
Samuel Thompson  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Civil No. CAE 09-41176

ORDERED, this 2nd day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9907 Jacqueline Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010, next.

The report states the amount of sale to be \$120,000.00.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97506 (4-8,4-15,4-22)

**ORDER OF PUBLICATION**

HOPKINS CREEK PROPERTIES  
1302 St. Paul's Way  
Crownsville, Maryland 21032  
Plaintiff  
vs.  
ESTATE OF ERNEST M FLEMING,  
et al  
Robert W. Carney, Personal  
Representative  
2844 Powder Mill Road  
Adelphi, MD 20783-1145  
Defendants

Prince George's County, Maryland  
Serve: David S. Whitacre  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

and

All unknown owners of the property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple property and premises situate in Kent, 13th Election District and described as follows: Lots 23 and 24, 4,000. Sq. Feet & Imps., White House Block 9, Assessment \$123,332; Liber 5395, folio 738; Account No. 13 142244-3  
Street Address: 1607 Warren Ave., Landover, MD 20785  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Civil Division  
CAE 10-09773

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 two separate pre-suit Notices of the tax sale was sent to required interested parties have expired.

It is thereupon this 20th day of April, 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 some newspaper having general circulation in Prince George's County, Maryland, once a week for

three (3) consecutive weeks, on or before the 14th day of May, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 22nd day of June, 2010, 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  
97621 (4-15,4-22,4-29)

**NOTICE**

Deborah K. Curran  
Laura H. G. O'Sullivan  
Stephanie H. Hurley  
Aaron D. Neal,  
Substitute Trustees  
Plaintiffs  
vs.  
Louree S Robinson and  
Hayes C Robinson III  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Civil No. CAE 09-41177

ORDERED, this 13th day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12108 Guinevere Place, Glenn Dale, Maryland 20769 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 13th day of May, 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 13th day of May, 2010, next.

The report states the amount of sale to be \$363,358.00.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97617 (4-15,4-22,4-29)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
Carlos F. Cartagena  
9201 Messina Drive  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-10459

Notice is hereby given this 8th day of April, 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 10th day of May, 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 10th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$343,141.33. The property sold herein is known as 9201 Messina Drive, Fort Washington, MD 20744.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97572 (4-15,4-22,4-29)

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

**In The Estate Of:**  
**BENJAMIN HAMPTON**  
Estate No.: 84100

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by KARL HAMPTON and NATHANIEL HAMPTON, SR. for Judicial Probate for the appointment of a co-personal representatives. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **May 11, 2010 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

97584 (4-15,4-22)

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
Terry L. White, Sr.  
Tre Alexander Bell, Inc.  
11228 Cherry Hill Road Unit #T2  
Beltsville, MD 20705  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-23478

Notice is hereby given this 2nd day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$239,619.81. The property sold herein is known as 11228 Cherry Hill Road Unit #T2, Beltsville, MD 20705.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97508 (4-8,4-15,4-22)

**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  
vs.  
William E. Washington  
Carolyn M. Washington  
4821 Trenton Road  
Hyattsville, MD 20784  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-37702

Notice is hereby given this 8th day of April, 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 10th day of May, 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 10th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$85,500.00. The property sold herein is known as 4821 Trenton Road, Hyattsville, MD 20784.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97576 (4-15,4-22,4-29)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
William H. Walker,  
aka William H. Walker  
Arra Walker  
4109 29th Street  
Mount Rainier, MD 20712  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-38429

Notice is hereby given this 8th day of April, 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 10th day of May, 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 10th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$297,142.10. The property sold herein is known as 4109 29th Street, Mount Rainier, MD 20712.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97578 (4-15,4-22,4-29)

**REQUEST FOR BIDS**

The City of Glenarden invites competitive bids from interested persons on the following lots, for the purposes of redevelopment or rehabilitation of said lots. All bids are due on or before 60 days from the date of publication of this advertisement.

Lots:  
Lots 6 and 7 (except 200 square feet of each) Subdivision 3500, block YOU, Plat No. E-0714, Map 060, Grid B1 on Wesley Street, consisting of 2460 square feet for each lot, district 13, tax account no. 1433770.

Bids may be delivered between 9:00 a.m. and 5:00 p.m., Monday through Friday at the Glenarden Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706 and must be received on or before 60 days from the date of publication of this advertisement. Further information as is available may be obtained at the City offices, 301-773-2100. Bid award shall be made at the discretion of the Glenarden City Council, based on the public interest.

97648 (4-22)

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
Maria Samson  
5544 Karen Elaine Drive, Unit 1527  
New Carrollton, MD 20784  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 10-02064

Notice is hereby given this 9th day of April, 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 10th day of May, 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 10th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$45,000.00. The property sold herein is known as 5544 Karen Elaine Drive, Unit 1527, New Carrollton, MD 20784.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97579 (4-15,4-22,4-29)

**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  
vs.  
Deneen Peters  
7111 Flagstaff Street  
Landover, MD 20785  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 08-03946

Notice is hereby given this 12th day of April, 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 12th day of May, 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 12th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$193,528.06. The property sold herein is known as 7111 Flagstaff Street, Landover, MD 20785.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97582 (4-15,4-22,4-29)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
Kebebu Agato  
1700 Iverson Street  
Oxon Hill, MD 20745  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-38864

Notice is hereby given this 13th day of April, 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 May, 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 May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$398,738.03. The property sold herein is known as 1700 Iverson Street, Oxon Hill, MD 20745.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97615 (4-15,4-22,4-29)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
Valentine Palma  
6133 84th Avenue  
Hyattsville, MD 20784  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-13682

Notice is hereby given this 12th day of April, 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 12th day of May, 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 12th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$369,143.10. The property sold herein is known as 6133 84th Avenue, Hyattsville, MD 20784.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97581 (4-15,4-22,4-29)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
George L. Burke  
Laverne O. Burke  
5613 Emerson Street  
Hyattsville, MD 20781  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-40408

Notice is hereby given this 13th day of April, 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 May, 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 May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$272,995.02. The property sold herein is known as 5613 Emerson Street, Hyattsville, MD 20781.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97614 (4-15,4-22,4-29)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
Jasper E. Bell  
Sammie J. Bell  
4504 LuJean Lane  
Fort Washington, MD 20744  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-09730

Notice is hereby given this 13th day of April, 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 May, 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 May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$221,419.15. The property sold herein is known as 4504 LuJean Lane, Fort Washington, MD 20744.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97616 (4-15,4-22,4-29)

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

97648 (4-22)

**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.  
Adeleide C. Marciniak  
8104 Turner Street  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-40304

Notice is hereby given this 8th day of April, 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 10th day of May, 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 10th day of May, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$235,591.61. The property sold herein is known as 8104 Turner Street, Fort Washington, MD 20744.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97574 (4-15-4-22,4-29)

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

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

Case No: CAE 09-11357

**ORDER OF PUBLICATION**

This is to give notice that on the 15th day of April, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by Iyshia Sheriff, Petitioner, against Aissata Fofana (deceased), birth mother, and Unknown Birth father. The birth mother, Aissata Fofana is deceased and the last known address of the birth father is unknown and his 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 is that Marian Thompson 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 6th day of April, 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 6th day of May, 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 12th day of May, 2010 why the relief requested should not be granted.

PEGGY MAGEE  
CLERK  
97588 (4-15-4-22,4-29)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES MILDRED VINANSKY

Notice is given that Denise V Lattanzi, whose address is 3705 Irongate Lane, Bowie, MD 20715 was on April 8, 2010 appointed personal representative of the estate of Frances Mildred Vinansky who died on January 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 8th day of October, 2010.

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.

DENISE V LATTANZI  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 84314  
97618 (4-15-4-22,4-29)

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: CAE10-05260

**ORDER OF PUBLICATION**

This is to give notice that on the 22nd day of February, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by Marian Thompson, Petitioner, against Candee Williams, birth mother, and John Doe, birth father. The birth mother is deceased and the last known address of the birth father is unknown. 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 is that Marian Thompson 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 6th day of April, 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 6th day of May, 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 12th day of May, 2010, why the relief requested should not be granted.

PEGGY MAGEE  
CLERK  
97587 (4-15-4-22,4-29)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUSTIN COBB

Notice is given that Rosie A. Cobb, whose address is 5039 Guthrie Street, Capitol Heights, MD 20743 was on April 1, 2010 appointed personal representative of the estate of Justin Cobb, who died on March 24, 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 1st day of October, 2010.

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.

ROSIE A. COBB  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 84246  
97586 (4-15-4-22,4-29)

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

**NOTICE**

Deborah K. Curran  
Laura H. G. O'Sullivan  
Trustees  
v.  
Lloyd Howerton Jr.  
aka Lloyd L. Howerton  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Civil No. CAE 10-01176

ORDERED, this 9th day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11356 Cherry Hill Road, Apt 203, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of May, 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 10th day of May, 2010, next.

The report states the amount of sale to be \$44,925.00.  
PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97580 (4-15-4-22,4-29)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILTON LEWIS HAMEL

Notice is given that Ulysses T Hamiel, whose address is 1360 Harlow Street, Pittsburgh, PA 15204 was on April 12, 2010 appointed personal representative of the estate of Milton Lewis Hamiel, who died on September 26, 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 on or before the 12th day of October, 2010.

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.

ULYSSES T HAMEL  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 84334  
97620 (4-15-4-22,4-29)

**NOTICE**

Deborah K. Curran  
Laura H. G. O'Sullivan  
Stephanie H. Hurley  
Aaron D. Neal  
Substitute Trustees  
Plaintiffs  
vs.  
John W Arnett  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Civil No. CAE 09-33690

ORDERED, this 16th day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2001 Brighton Road, Hyattsville, MD 20782 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 17th day of May, 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 17th day of May, 2010, next.

The report states the amount of sale to be \$246,185.28.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97633 (4-22,4-29,5-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT W MATTHEWS JR

Notice is given that Cynthia B Matthews, whose address is 7301 17th Avenue, Adelphi, MD 20783 was on March 30, 2010 appointed personal representative of the estate of Robert W Matthews Jr, who died on February 10, 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 30th day of September, 2010.

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.

CYNTHIA B MATTHEWS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 84230  
97619 (4-15-4-22,4-29)

**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: CAE 10-02753

**ORDER OF PUBLICATION**

This is to give notice that on the 27th day of January, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by Linda Powers and Reginald Powers, Petitioners, against Shelia Venita Murphy, birth mother, and unknown birth father. The birth mother, Shelia Venita Murphy 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 identity is currently unknown and that they have made attempts to identify 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 CAE10-02753, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 5th day of April, 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 5th day of May, 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 10th day of May, 2010 why the relief requested should not be granted.

PEGGY MAGEE  
CLERK  
97543 (4-8,4-15,4-22)

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

**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.  
Avery I. Miles  
8463 Greenbelt Road, Unit # T1  
Greenbelt, MD 20770  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-41295

Notice is hereby given this 6th day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of May, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$77,850.00. The property sold herein is known as 8463 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  
97538 (4-8,4-15,4-22)

**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.  
Jerome A. George  
Renee A. George  
11806 Broadmoor Lane  
Upper Marlboro, MD 20772  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 10-01260

Notice is hereby given this 6th day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of May, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$314,155.22. The property sold herein is known as 11806 Broadmoor Lane, Upper Marlboro, MD 20772.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97540 (4-8,4-15,4-22)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOVETTE F. ROMNEY

Notice is given that Joyce F. Harris, whose address is 2778 McCoy Avenue, East Point, Georgia 30344 was on March 23, 2010 appointed personal representative of the estate of Lovette F. Romney who died on March 3, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of September, 2010.

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.

JOYCE F. HARRIS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 83953  
97535 (4-8,4-15,4-22)

**NOTICE**

Deborah K. Curran  
Laura H. G. O'Sullivan  
Stephanie H. Hurley  
Aaron D. Neal  
Substitute Trustees  
Plaintiffs  
vs.  
Sarah Swanson Glover  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Civil No. CAE 09-41181

ORDERED, this 6th day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5003 Riverdale Road, Riverdale, Maryland 20737 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 6th day of May, 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 6th day of May, 2010, next.

The report states the amount of sale to be \$411,213.21.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97537 (4-8,4-15,4-22)

**ORDER OF PUBLICATION**

SUN ENTERPRISE, LLC  
8817 Screech Owl Court  
Gainesville, Virginia 20155  
Plaintiff  
vs.

IBEX SOCIAL AND WELFARE ASSN.  
6220 Kansas Avenue, NE  
Washington, D.C. 200114

and

SHELL OIL COMPANY  
The Corporation Trust Incorporated  
Resident Agent  
351 West Camden Street  
Baltimore, Maryland 21201

and

JOHN T. HARDISTY  
5607 Newington Road  
Bethesda, Maryland 20816

and

JOHN D. GILMORE, JR., EDWARD W. NYLEN, Trustees  
P.O. Box 689  
Greenbelt, Maryland 20768

and

UNKNOWN OWNER OF PROPERTY Outlot B 6.4432 Acres Hanson Palmer Blk A, Map 52, Grid F1, Acct No. 13-1442177, the unknown owner's, heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

and

THE COUNTY OF PRINCE GEORGE'S  
Serve on: Stephanie Anderson  
County Attorney  
County Administration Building

14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in Outlot B 6.4432 Acres. Hanson Palmer Blk A, Account Number 13-1442177

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
CASE NO.:  
CAE 10-08043

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Outlot B 6.4432 Acres. Hanson Palmer Blk A, Account Number 13-1442177, and assessed to IBEX Social and Welfare Assn and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Outlot B 6.4432 Acres. Hanson Palmer Blk A, District 13, Map 52, Grid F1, Deed Ref: 21671/556, Acct No.: 1442177

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 6th day of April, 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 a general circulation once a week for three (3) successive weeks, before the 30th day of April, 2010, warning all persons interested in said property to be and appear in this Court by the 8th day of June, 2010, and redeem the property, Outlot B 6.4432 Acres. Hanson Palmer Blk A, Account Number 13-1442177, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff, SUN ENTERPRISE, LLC, a title free and clear of all encumbrances, except for ground rents.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Peggy Magee, Clerk  
97494 (4-8,4-15,4-22)

**NOTICE**

Deborah K. Curran  
Laura H. G. O'Sullivan  
Trustees  
Plaintiffs  
vs.

Eunice T Turner and  
Michael C Turner  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Civil No. CAE 09-41492

ORDERED, this 6th day of April, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11832 Capstan Drive, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of May, 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 6th day of May, 2010, next.

The report states the amount of sale to be \$525,000.00.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97539 (4-8,4-15,4-22)

**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.

Desiree M. Younger  
12101 Oen View Lane Unit No. 101  
Upper Marlboro, MD 20774  
Defendants

**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.

Francenia D. Claiborne  
7503 Bellefield Avenue  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-37365**

Notice is hereby given this 16th day of April, 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 17th day of May, 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 17th day of May, 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 7503 Bellefield Avenue, Fort Washington, MD 20744.

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

True Copy—Test:  
Peggy Magee, Clerk

97636 (4-22,4-29,5-6)

**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.

Francis C. Alavarez-Mejia  
131 Seneca Drive  
Oxon Hill, MD 20745

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-24798**

Notice is hereby given this 16th day of April, 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 17th day of May, 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 17th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$349,155.39. The property sold herein is known as 131 Seneca Drive, Oxon Hill, MD 20745.

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

True Copy—Test:  
Peggy Magee, Clerk

97634 (4-22,4-29,5-6)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JEAN E GREELEY**

Notice is given that Kenneth M Greeley whose address is 8304 Firewood Ct., Jessup, MD 20794, was on April 14, 2010 appointed personal representative of the small estate of Jean E Greeley, who died on April 5, 2010, without a will.

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

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

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

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

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

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

KENNETH M GREELEY  
Personal Representative

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

Estate No. 84359  
97628 (4-22)

**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.

Yvonne A. Taylor  
3503 56th Place  
Hyattsville, MD 20784

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 08-37970**

Notice is hereby given this 16th day of April, 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 17th day of May, 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 17th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$61,899.66. The property sold herein is known as 3503 56th Place, Hyattsville, MD 20784.

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

True Copy—Test:  
Peggy Magee, Clerk

97635 (4-22,4-29,5-6)

**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.

Tameka Campbell  
Byron James  
606 Black Branch Way  
Bowie, MD 20721

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-04035**

Notice is hereby given this 8th day of April, 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 10th day of May, 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 10th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$1,286,913.82. The property sold herein is known as 606 Black Branch Way, Bowie, MD 20721.

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

True Copy—Test:  
Peggy Magee, Clerk

97573 (4-15,4-22,4-29)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOSEPH GREENSTEIN SELA**

Notice is given that Rafael Sela, whose address is 102 Westowne Rd., Baltimore, MD 21229 was on March 16, 2010 appointed personal representative of the estate of Joseph Greenstein Sela who died on February 2, 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 29th day of September, 2010.

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.

RAFAEL SELA  
Personal Representative

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

Estate No. 84210  
97631 (4-22,4-29,5-6)

**LEGALS**

Linda K. Brown, Esquire  
646 Main Street  
Laurel, MD 20707  
301-453-0328

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JAMES M. SAUNDERS**

Notice is given that Tawana A. Saunders, whose address is 14116 Riverbirch Ct., Laurel, MD 20707 was on March 30, 2010 appointed personal representative of the estate of James M. Saunders, who died on February 9, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of September, 2010.

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.

TAWANA A. SAUNDERS  
Personal Representative

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

Estate No. 84095  
97632 (4-22,4-29,5-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELIZABETH ROCKS OLDHAM**

Notice is given that Kevin W. Oldham whose address is 1107 Beall Place, Laurel, MD 20707, was on April 14, 2010 appointed personal representative of the small estate of Elizabeth Rocks Oldham, who died on September 1, 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 earlier of the following dates:

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

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

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

KEVIN W OLDHAM  
Personal Representative

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

Estate No. 84370  
97630 (4-22)

**ORDER OF PUBLICATION**

RONALD S. DEUTSCH  
1302 St. Paul's Way  
Crownsville, Maryland 21032

Plaintiff

vs.

Estate of THOMAS KEY, heir of ETHEL M. KEY  
Thelma A. Keys, Personal Representative  
1200 Delaware Ave., SW, Apt. 324  
Washington, D.C. 20024

Serve: Donna Cranford, Resident Agent  
Law Office of Gina Lynn  
1008 Pennsylvania Ave., S.E.  
Washington, D.C. 20003

And

Estate of JOSEPH KEY, heir of ETHEL M. KEY

Alfred J. Szczerbicki, Personal Representative

And

28 Allegheny Avenue, Suite 500  
Towson, MD 21204

And

Estate of EMMA HAWKINS, heir of ETHEL M. KEY  
Howard C. Dent, Personal Representative  
97 Hawaii Ave., NE  
Washington, D.C. 20011

Serve: Donna Cranford, Resident Agent  
Law Office of Gina Lynn  
1008 Pennsylvania Ave., S.E.  
Washington, D.C. 20003

And

MARY BARBER a/k/a MARY HILL, heir of ETHEL KEY  
Box 436 P, Route 1,  
Brandywine, MD

And

Est of DOROTHY HINNANT (nee Key), heir of ETHEL KEY PATRICIA M. SELLMAN, Personal Representative DOROTHY HINNANT (nee Key) heir of ETHEL M. KEY  
5914 Cromwell Court  
Upper Marlboro, MD 20772

And

FRANK KEY, potential heir of ETHEL KEY (Address unknown)

And

State of Maryland  
Comptroller of the Treasury  
Income Tax Division  
Annapolis, MD 21411

and

Prince George's County, Maryland  
Serve: David S. Whitacre  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

and

All unknown owners of the property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple property and premises situate in Brandywine, 11th Election District and described as follows: 5.587 Acres, Assmt. \$77,720, Map 136, Grid B3, Par 79; Liber 0000, folio 000 Account No. 11-115707-2: Street Address: 10711 Cross Road Trail, Brandywine, MD 20613

Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil Division  
CAE 08-14171

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

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

It is thereupon this 20th day of April, 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 some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 14th day of May, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 22nd day of June, 2010, 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

97637 (4-22,4-29,5-6)

**NOTICE**

IN THE MATTER OF: **MUNIR MOHAMED KAISAMBA**

FOR THE CHANGE OF NAME TO: **DANIEL ISAIAH KAISAMBA**

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 10-07681

A Petition has been filed to change the name of MUNIR MOHAMED KAISAMBA to DANIEL ISAIAH KAISAMBA.

The latest day by which an objection to the Petition may be filed is May 12, 2010.

Peggy Magee  
Clerk of the Circuit Court for Prince George's County, Maryland

97641 (4-22)

**NOTICE**

IN THE MATTER OF: **CHRISTOPHER ALEXIS MONZON IVANNA SARAI MONZON**

FOR THE CHANGE OF NAME TO: **CHRISTOPHER ALEXIS RIVERA IVANNA SARAI RIVERA**

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 10-07736

A Petition has been filed to change the name of CHRISTOPHER ALEXIS MONZON to CHRISTOPHER ALEXIS RIVERA and IVANNA SARAI MONZON to IVANNA SARAI RIVERA.

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

Peggy Magee  
Clerk of the Circuit Court for Prince George's County, Maryland

97644 (4-22)

**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.

Temitope Kassim  
6612 Northam Road  
Temple Hills, MD 20748

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-36261**

Notice is hereby given this 1st day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$220,231.81. The property sold herein is known as 6612 Northam Road, Temple Hills, MD 20748.

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

True Copy—Test:  
Peggy Magee, Clerk

97497 (4-8,4-15,4-22)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

v.

Michael Arnett  
12600 Sturdee Drive  
Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-39483**

Notice is hereby given this 1st day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$145,000.00. The property sold herein is known as 12600 Sturdee Drive, Upper Marlboro, MD 20772.

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

True Copy—Test:  
Peggy Magee, Clerk

97499 (4-8,4-15,4-22)

**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.

Tony E. Anamege  
NdiDi P. Anamege  
6301 Johensu Drive  
Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 09-37569**

Notice is hereby given this 1st day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$281,000.00. The property sold herein is known as 6301 Johensu Drive, Upper Marlboro, MD 20772.

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

True Copy—Test:  
Peggy Magee, Clerk

97498 (4-8,4-15,4-22)

**The Prince**

**George's Post**

**Newspaper**

**Wishes Everyone**

**a Safe and Happy**

**Weekend**

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KEVIN RAYNOLDO FREEMAN**

Notice is given that Alfred Szczerbicki, whose address is 28 Allegheny Ave., Suite 500, Towson, MD 21204 was on March 24, 2010 appointed personal representative of the estate of Kevin Raynoldo Freeman, who died on June 19, 2005 without a will.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

ALFRED SZCZERBICKI  
Personal Representative

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

Estate No. 83427  
97629 (4-22,4-29,5-6)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue

**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  
6805 Wildrose Court, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Lavonne O. Torrence, dated June 16, 2006, and recorded in Liber 25443 at folio 289 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

**APRIL 30, 2010  
AT 12:00 NOON**

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

LOT NUMBERERD THIRTY-SEVEN (37), IN BLOCK LETTERED "D", IN THE SUBDIVISION KNOWN AS, "PLAT SIX, FOREST MILL".

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 \$29,000.00 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

97562 (4-15,4-22,4-29)

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**

**THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.**

**Improved by premises known as  
6915 Forest Terrace, Landover, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Juan M Carrillo and Flor de Maria Davila, dated November 3, 2006, and recorded in Liber 26523 at folio 093 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

**APRIL 30, 2010  
AT 12:09 PM**

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

LOT 93 IN BLOCK "H" IN A SUBDIVISION KNOWN AS "KENT VIL-LAGE".

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 \$19,000.00 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

97565 (4-15,4-22,4-29)

**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  
4002 Bunker Hill Road, Brentwood, Maryland 20722**

By virtue of the power and authority contained in a Deed of Trust from Ana Ruth Sanchez, dated April 11, 2006, and recorded in Liber 24879 at folio 273 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

**MAY 4, 2010  
AT 12:15 PM**

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

LOT ONE (1) IN BLOCK B, IN THE SUBDIVISION KNOWN AS MOYERS PARK.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 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

97569 (4-15,4-22,4-29)

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  
3008 Bellamy Way, Suitland, Maryland 20746**

By virtue of the power and authority contained in a Deed of Trust from Sherice A. Smalls, dated June 22, 2006, and recorded in Liber 26692 at folio 675 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

**MAY 4, 2010  
AT 12:00 NOON**

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

UNIT 5-3008, PHASE 9, BUILDING C-19, WINDSOR CROSSING CON-DOMINIUM.

The property is improved by a dwelling.

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

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

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

97566 (4-15,4-22,4-29)

**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  
13026 Ingleside Drive, Beltsville, Maryland 20705**

By virtue of the power and authority contained in a Deed of Trust from William S. Linares and Rosa Linares, dated November 15, 2006, and recorded in Liber 26902 at folio 028 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

**MAY 4, 2010  
AT 12:21 PM**

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

LOT NUMBERED EIGHTEEN (18) IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS "SECTION ONE, CALVERTON".

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 \$38,000.00 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

97592 (4-15,4-22,4-29)

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  
201 Kerby Parkway, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Jose Santiago Martinez-Gonzalez, dated March 15, 2006, and recorded in Liber 24653 at folio 555 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

**APRIL 30, 2010  
AT 12:03 PM**

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

LOT NUMBERED ONE (1), IN BLOCK LETTERED "D", IN THE SUBDIVI-SION KNOWN AS "BROOKE MANOR".

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 \$27,000.00 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

97563 (4-15,4-22,4-29)

**THE PRINCE GEORGE'S POST**

**Call 301-627-0900 \* Fax 301-627-6260**

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

PRINCE GEORGE'S COUNTY PROPOSED FY 2011  
OPERATING BUDGET, SIX YEAR CAPITAL PROGRAM  
(INCLUDING THE CAPITAL IMPROVEMENT BUDGET)  
AND THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION  
PORTION OF THE COUNTY FY 2011 OPERATING BUDGET,  
PROPOSED BUDGET OF THE  
REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY  
AND INDUSTRIAL DEVELOPMENT AUTHORITY OF  
PRINCE GEORGE'S COUNTY, AND  
THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold public hearings to consider the County's proposed operating budget; the six year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2011 Operating Budget; the proposed current operating of the Redevelopment Authority, Revenue Authority and Industrial Development Authority of Prince George's County; and the Constant Yield Tax Rate.

The public hearings will be held on:

**MONDAY, MAY 3, 2010  
7:00 P.M.**

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

AND

**TUESDAY, MAY 11, 2010  
7:00 P.M.**

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

A limited number of budget summaries ("A Budget in Brief") are available upon request from the Office of Management and Budget, Room 3000, County Administration Building, Upper Marlboro, Maryland 20772 (301) 952 3300. In addition, copies of the full budget are available for inspection in the Clerk's Office and at all branches of the Prince George's County Memorial Library System.

Members of the public are invited to express their views concerning the proposed budgets. Persons wishing to testify at the above mentioned public hearings are requested to telephone the Office of the Clerk of the Council Phone (301) 952 3600, TDD (301) 925 5167 in order to be placed on the advance speakers' list. Testimony will be limited to three minutes per speaker. There will be no relinquishing of time by one speaker to another, and allotted time periods will be closely followed. Written comments will be accepted in addition to, or in lieu of, oral testimony.

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest: Redis C. Floyd  
Clerk of the Council

97591 (4-15,4-22)

**NOTICE OF ELECTION**

The City of District Heights, Maryland will hold an election for the purpose of electing a Mayor and two Commissioners, one from each Ward I and Ward II.

The election will take place on:

Monday May 03, 2010

Polls Open: 10am to 8pm

E. Michael Roll Municipal Building-Gymnasium

2000 Marbury Drive

District Heights, MD 20747

The following candidates have been certified to run for the Office of Mayor and Commissioner in the City of District Heights:

Mayor

James L. Walls, Jr. - Incumbent

Carol D. Johnson

Commissioner-Ward I

Willie E. Calhoun-Incumbent

Commissioner-Ward II

Pamela Janifer

Jamal I. Miller

97649 (4-22,4-29)

**PUBLIC NOTICE**

**DRAFT SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2006 AND FY 2008**

The Prince George's County Draft Substantial Amendment to the Housing and Community Development Annual Action Plan: FY 2006 and FY 2008 is now available for public comment for a period of 30 days. The public comment period will end on May 21, 2010.

A copy of the substantial amendment is available at the main County libraries, at the Department of Housing and Community Development (DHCD) at 9400 Peppercorn Place, Suite 120, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/Government/AgencyIndex/HCD/ or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to these Annual Action Plans is to reprogram Community Development Block Grant (CDBG) activities generally related to Housing and Community Development. The County proposes to use \$181,504.16 in CDBG funds for activities that have been previously approved for funding but must be reprogrammed and reallocated for new activities.

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

By Authority of:  
James E. Johnson, Director  
Department of Housing and Community Development  
9400 Peppercorn Place, Suite 200  
Largo, Maryland 20774  
Date: April 22, 2010

97647 (4-22)

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

By virtue of the power and authority contained in a Deed of Trust from ANTHONY RICHARDSON (Current Owner) and MICHAEL W. BYRD (Original Owner), dated November 4, 1988 and recorded in Liber 7137 at Folio 936 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, APRIL 27, 2010  
AT 3:00 P.M.**

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

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

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

TERMS OF SALE: A deposit of \$7,000.00 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 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**

97524 (4-8,4-15,4-22)

# THE PRINCE GEORGE'S POST

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**EMAIL:  
BBOICE@PGPOST.COM**

**CALL 301-627-0900**

**FAX 301-627-6260**

**Editorials & Calendar**

**EMAIL:  
PGPOST@GMAIL.COM**

**Have a Safe  
Weekend**

**Remember, Don't  
Drink Alcohol and Drive!**

**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 May 10th, 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 # 4695 1963 CHEVROLET CORVETTE  
VIN # 30837S118961  
HOT RODS PLUS LLC  
6117 ELDORADO ROAD  
RHODESDALE

LOT # 4696 1985 MERCEDES 500SEI  
VIN # WDBCA37D5FA178301  
JOHN THOMAS HAYES JR (PROP)  
9517 ATHOL RD  
MARDELA SPRINGS

LOT # 4698 1997 MAZDA Millenia-V6  
VIN # JM1TA2213V1317588  
TROY LAMONT BUTLER (PROP)  
27574 EDGEWOOD CIR  
SALISBURY

LOT # 4699 2005 CHRYSLER Town & Country-V6  
VIN # 2C4GP64L35R291379  
FIVE STAR TRANSMISSIONS  
3 HARKO CT  
BALTIMORE

LOT # 4804 2001 GMC LIGHT DUTY Jimmy-V6  
VIN # 1GKDT13WX12107548  
STAR VALLEY INC DBA AAMCO TRANS  
7596 ANNAPOLIS ROAD  
LANHAM

LOT # 4809 2001 HYUNDAI Accent-4 Cyl.  
VIN # KMHC35GX14110708  
KESSLER BODY & EQUIPMENT LLC  
18783 THREE NOTCH RD  
LEXINGTON PARK

LOT # 4810 2002 ACURA RL-V6  
VIN # JH4KA966X2C008872  
SAMMY'S AUTO SERVICE  
4729 STAMP RD  
TEMPLE HILLS

**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**

97681 (4-22,4-29)

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL**

**PUBLIC NOTICE**

**APPROVAL OF THE GLENN DALE-SEABROOK-LANHAM & VICINITY SECTOR PLAN AND SECTIONAL MAP AMENDMENT INCLUDING A PORTION OF PLANNING AREA 70 IN PRINCE GEORGE'S COUNTY (CR-21-2010)**

Pursuant to the provisions of Section 27-226(g) of the Prince George's County Code, notice is hereby given that on Tuesday, March 16, 2010, the County Council of Prince George's County, sitting as the District Council, adopted CR-21-2010, an ordinance to approve the *Glenn Dale-Seabrook-Lanham & Vicinity Sector Plan and Sectional Map Amendment* (SMA). The sector plan area, being part of Planning Area 70, generally comprises properties contained within the area bounded by Good Luck Road, Cipriano Road, and Greenbelt Road (MD 193) to the north; Glenn Dale Boulevard (MD 193), Daisy Lane, Hillmeade Road, Annapolis Road (MD 450), and Enterprise Road (MD193) to the east; John Hanson Highway (US 50) to the south; and the Capital Beltway (I-95/I-495) to the west. The sector plan area also includes the Prince George's Sports Center property located on Good Luck Road.

The new sector plan defines land use policies and serves as the primary guide for future development. The approved sector plan amends portions of the 2002 *Prince George's County Approved General Plan* for the Physical Development of the Maryland-Washington Regional District within Prince George's County, Maryland; the 2005 *Countywide Green Infrastructure Plan*; the 2009 *Master Plan of Transportation*; the 2008 *Public Safety Facilities Master Plan*; the 1992 *Prince George's County Historic Sites and Districts Plan*; the 1983 *Functional Master Plan for Future Public School Sites in Prince George's County*; and the 1975 *Countywide Trails Plan including the 1985 Equestrian Addendum*.

The new zoning based on the approved SMA, is depicted on 1" = 200' scale maps and is available for public inspection at The Maryland-National Capital Park and Planning Commission, Planning Information Services Center, Lower Level, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland. The county's official zoning maps will be revised in accordance with the directives of the council resolution approving the SMA.

For additional information on the *Glenn Dale-Seabrook-Lanham & Vicinity Sector Plan and Sectional Map Amendment* please contact Robert J. Duffy, AICP, Planning Supervisor, at 301-952-4797 or by e-mail: Robert.Duffy@ppd.mnccppc.org.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council  
97646

**NOTICE**

IN THE MATTER OF:  
**DYLAN JAMES EUGENE  
HAROLD RITSON**

FOR THE CHANGE OF NAME TO:  
**PRINCEDYLANNOVA J.H.E. RITSON**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 10-07503**

A Petition has been filed to change the name of DYLAN JAMES EUGENE HAROLD RITSON to PRINCEDYLANNOVA J.H.E. RITSON.

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

Peggy Magee  
Clerk of the Circuit Court for Prince George's County, Maryland  
97642 (4-22)

**NOTICE**

IN THE MATTER OF:  
**DONTE YVETTE WALKER**

FOR THE CHANGE OF NAME TO:  
**DONTE WILLIAM WALKER**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 09-10176**

A Petition has been filed to change the name of DONTE YVETTE WALKER to DONTE WILLIAM WALKER.

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

Peggy Magee  
Clerk of the Circuit Court for Prince George's County, Maryland  
97638 (4-22)

**NOTICE**

IN THE MATTER OF:  
**KENNETH MICHAEL RITSON**

FOR THE CHANGE OF NAME TO:  
**KINGPRINCE KENNETH MICHAEL RITSON**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 10-07501**

A Petition has been filed to change the name of KENNETH MICHAEL RITSON to KING-PRINCE KENNETH MICHAEL RITSON.

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

Peggy Magee  
Clerk of the Circuit Court for Prince George's County, Maryland  
97639 (4-22)

**NOTICE**

IN THE MATTER OF:  
**BO KENNETH MICHAEL RITSON**

FOR THE CHANGE OF NAME TO:  
**KINGBOWE KENNETH MICHAEL RITSON**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 10-07502**

A Petition has been filed to change the name of BO KENNETH MICHAEL RITSON to KINGBOWE KENNETH MICHAEL RITSON.

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

Peggy Magee  
Clerk of the Circuit Court for Prince George's County, Maryland  
97640 (4-22)

ATTEST:  
Redis C. Floyd  
Clerk of the Council  
97646 (4-22)



**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**

**5010 TUCKERMAN STREET  
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Pablo M. Benitez and Julio Martinez dated February 27, 2007 and recorded in Liber 27410, Folio 490 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,600.00, and an original interest rate of 6.625, 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 **MAY 11, 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 \$31,000.00 by cash or certified funds 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

97661 (4-22,4-29,5-6)

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

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

**6010 BALTIC ST., A/K/A 6006 & 6010 BALTIC ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from David Jonathan Cook dated January 6, 2006 and recorded in Liber 24499, Folio 120, and re-recorded at Liber 28213, Folio 176 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$174,000.00, and an original interest rate of 8.250, 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 **MAY 11, 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 \$17,000.00 by cash or certified funds 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

97664 (4-22,4-29,5-6)

**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**

**8312 MONTPELIER DRIVE  
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust from Philip Suh and Elizabeth Suh dated April 7, 2008 and recorded in Liber 29669, Folio 733 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 6.615, 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 **MAY 11, 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 \$42,000.00 by cash or certified funds 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

97662 (4-22,4-29,5-6)

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

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

**12011 GORDON AVENUE  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Alexander M. Swab and Jucely C. Swab, aka Jucely P. Conte dated December 15, 2004 and recorded in Liber 21219, Folio 469 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$426,400.00, 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 **MAY 11, 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 \$51,000.00 by cash or certified funds 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,  
Richard J. Rogers, and Ronald S. Deutsch, Substitute Trustees

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

97665 (4-22,4-29,5-6)

**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**

**10910 GUNPOWDER DRIVE  
FORT WASHINGTON, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Thomas L. Gillum III and Kimberly Gillum dated July 10, 2006 and recorded in Liber 25745, Folio 532 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$520,000.00, and an original interest rate of 8.740, 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 **MAY 11, 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 \$57,500.00 by cash or certified funds 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

97663 (4-22,4-29,5-6)

**THE  
PRINCE  
GEORGE'S  
POST**

\*\*\*\*\*

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**FAX 301-627-6260**

**Have a Safe  
Weekend  
Remember,  
Don't  
Drink Alcohol  
and Drive!**



**LEGALS**

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

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

Improved by premises known as  
**5926 89th Place, New Carrollton, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Efrain Amayo aka Efrain Amaya and Ana G Guzman, dated March 31, 2006, and recorded in Liber 24925 at folio 132 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

**APRIL 26, 2010  
AT 12:09 PM**

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

LOT NUMBERED TWENTY-THREE (23) IN BLOCK NUMBERED FORTY "40", IN THE SUBDIVISION KNOWN AS "CARROLLTON".

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 \$29,000.00 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

97513 (4-8,4-15,4-22)

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  
**8208 Mathew Court, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Jose Luis Velasquez AKA Jose Velasquez AKA Jose Luis Velasquez, dated November 27, 2006, and recorded in Liber 26480 at folio 296 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

**APRIL 26, 2010  
AT 12:21 PM**

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

LOT NUMBERED TWENTY-NINE (29) IN BLOCK LETTERED B, IN THE SUBDIVISION KNOWN AS SECTION TWO, WILLIAMSBURG ESTATES, AS PER PLAT THEREOF IN PLAT BOOK WWW 64 FOLIO 46 (ERRONEOUSLY REFERENCED AS FOLIO 64 IN DEED RECORDED IN DEED BOOK 12175 AT PAGE 40), ONE OF THE LAND RECORDS OF SAID STATE AND COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 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

97515 (4-8,4-15,4-22)

**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  
**4100 22nd Avenue, Temple Hills, Maryland 20748**

By virtue of the power and authority contained in a Deed of Trust from Estate of Alexander Williams Jr, dated November 28, 2005, and recorded in Liber 23643 at folio 105 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MAY 4, 2010  
AT 12:03 PM**

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

LOT NUMBERED THREE (3) IN BLOCK LETTERED "H" AS SHOWN ON THE PLAT OF SUBDIVISION KKNOWN AS AND ENTITLED "HILL-CREST TERRACE".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97626 (4-15,4-22,4-29)

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

**5507 Chris Mar Avenue, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Samuel K. Randall aka Samuel Keith Randall and Ezha A. Berhanu aka Ezha Amde Berhanu, dated October 20, 2006, and recorded in Liber 27216, at folio 563, and re-recorded in Liber 28233, at folio 21 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

**APRIL 26, 2010  
AT 12:06 PM**

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

LOT NUMBERED TWENTY (20) IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "SIXTH ADDITION TO CHRIS-MAR MANOR".

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 \$40,000.00 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

97512 (4-8,4-15,4-22)

**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

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

By virtue of the power and authority contained in a Deed of Trust from Audrey J Haynie and Lamoth Haynie, dated September 29, 2006, and recorded in Liber 27624 at folio 248 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**APRIL 26, 2010  
AT 12:18 PM**

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

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

The property is improved by a dwelling.

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

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

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

97514 (4-8,4-15,4-22)

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

**11303 Gunpowder Drive, Fort Washington, Maryland 20744**

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

**APRIL 26, 2010  
AT 12:24 PM**

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

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

The property is improved by a dwelling.

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

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

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

97516 (4-8,4-15,4-22)

# THE PRINCE GEORGE'S POST

## Call 301-627-0900 \* Fax 301-627-6260

**LEGALS**

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

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

**Improved by premises known as  
6021 67th Place, Riverdale, Maryland 20737**

By virtue of the power and authority contained in a Deed of Trust from Shirley A Nelson, dated August 31, 2006, and recorded in Liber 27578 at folio 685 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MAY 4, 2010  
AT 12:30 PM**

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

LOT NUMBERED TWELVE (12) IN BLOCK LETTERED "U" IN THE SUB-DIVISION KNOWN AS "SECTION 5, EASTPINES".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.75% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97623 (4-15,4-22,4-29)

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

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

**Improved by premises known as  
1913 Forest Park Drive, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Teandre Taylor and Steven Taylor, dated December 6, 2006, and recorded in Liber 27013 at folio 140 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MAY 4, 2010  
AT 12:27 PM**

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

LOT NO. 327, BLOCK B, AS SHOWN ON THE PLAT ENTITLED "PLAT 2, SECTION THREE, PART OF BLOCK "B" FORESTVILLE PARK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.75% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97624 (4-15,4-22,4-29)

**LEGALS**

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

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

**Improved by premises known as  
5611 Coolidge Street, Capitol Heights, Maryland 20743**

By virtue of the power and authority contained in a Deed of Trust from Diedra H Porter and Antoine J Harrison, dated April 3, 2006, and recorded in Liber 28244 at folio 386 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MAY 4, 2010  
AT 12:36 PM**

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

LOT NUMBERED FORTY-THREE (43), IN THE SUBDIVISION KNOWN AS "ORCHARD ADDITION TO MARYLAND PARK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.15% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97625 (4-15,4-22,4-29)

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

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

**Improved by premises known as  
16405 Village Drive, West, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Rose Knox Alexander and Deryck C Alexander, dated May 18, 2006, and recorded in Liber 27025 at folio 229 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MAY 4, 2010  
AT 12:24 PM**

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

BEING KNOWN AND DESIGNATED AS LOT 22, BLOCK 11 AS SHOWN ON THE PLAT ENTITLED, "PLAT #2, BLOCK 10 AND 11, SECTION ONE MARLBORO MEADOWS".

The property is improved by a dwelling.

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

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

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

97595 (4-15,4-22,4-29)

**LEGALS**

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

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

**Improved by premises known as  
5505 Karen Elaine Drive # 1003, New Carrollton, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Kamal Belle, dated September 11, 2006, and recorded in Liber 26203 at folio 085 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

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

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

UNIT NUMBERED 1003 IN FRENCHMAN'S CREEK CONDOMINIUM.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$10,000.00 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 8.35% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97650 (4-22,4-29,5-6)

**ADVERTISEMENT**

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

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

Bid/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
C09-076	Dress Uniforms (Fire/EMS Department) "EXTENDED"	Pre-Bid Conference: Occurred Opens: 5/10/10 @ 3:00 p.m.	\$5.50
S10-014	Home Health Homemaking "EXTENDED"	Pre-Bid Conference: Occurred Opens: 5/13/10 @ 3:00 p.m.	\$5.50
S10-015	Drug Screening Services "EXTENDED"	Pre-Bid Conference: Occurred Opens: 5/06/10 @ 3:00 p.m.	\$5.50
C10-054	Assorted Medium Duty Trucks "EXTENDED"	Pre-Bid Conference: Occurred Opens: 4/29/10 @ 3:00 p.m.	\$5.50
S09-055	Inmate Medical Services	Pre-Bid Conference: 5/6/10 @ 10:00 a.m. Closing: 5/20/10 @ 3:00 p.m.	\$5.50
*S10-084	Landscaping Services – RESTRICTED TO CERTIFIED MBE'S	Pre-bid Conference: 5/3/2010 @ 10:00 a.m. Opens: 6/2/2010 @ 3:00 p.m.	\$5.50

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

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

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

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

—By Authority Of—  
JACK B. JOHNSON  
County Executive

97680 (4-22)

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







**LEGALS**

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

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

**Improved by premises known as  
9109 8th Street, Lanham, Maryland 20706**

By virtue of the power and authority contained in a Deed of Trust from Jacintha Peris, dated April 28, 2006, and recorded in Liber 25266 at folio 082 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

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

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

LOT 6, BLOCK 19, IN THE SUBDIVISION KNOWN AS "A RESUBDIVISION OF A PORTION OF THE ADDITION TO HYNESBORO PARK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 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

97652 (4-22,4-29,5-6)

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

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

**Improved by premises known as  
8206 Timber Cross Court, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Karen Thomas Sharp and Clinton Sharp, dated May 25, 2007, and recorded in Liber 27988 at folio 056 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**MAY 10, 2010  
AT 12:15 PM**

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

LOT NUMBERED ONE (1) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "PLAT EIGHTEEN, LOTS 1-6, BLOCK "C" LOT A 1-10, BLOCK "D" LOTS 1-7, BLOCK "E"; AND PARCELS A & B, BLOCK "D" SUMMIT CREEK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$34,000.00 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 8.5% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

97655 (4-22,4-29,5-6)

**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  
308 General Bernard Way, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Sara T Biset and Tesfay G Woldu, dated April 11, 2007, and recorded in Liber 27818 at folio 705 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

**MAY 10, 2010  
AT 12:12 PM**

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

LOT 8, BLOCK D, AS SHOWN ON A PLAT ENTITLED "PLAT FOUR, POTOMAC RIDGE".

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 \$58,000.00 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

97653 (4-22,4-29,5-6)

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  
6422 Jodie Street, New Carrollton, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Benjamin Reyes Bravo, dated April 21, 2006, and recorded in Liber 24988 at folio 526 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

**MAY 10, 2010  
AT 12:18 PM**

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

LOT 16 IN BLOCK 43 OF SECTION 17 "CARROLLTON".

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 \$32,000.00 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

97656 (4-22,4-29,5-6)

**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  
1702 Redbud Court, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Michael Flament and D Monique Flament aka Dario M Flament, dated November 8, 2006, and recorded in Liber 26416 at folio 445 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

**MAY 10, 2010  
AT 12:09 PM**

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

LOT NUMBERED 38, IN BLOCK "C", AS SHOWN ON PLAT ENTITLED, "PLAT 2 OF 6, RAMBLEWOOD".

The property is improved by a dwelling.

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

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

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

97654 (4-22,4-29,5-6)

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  
3510 Susquehanna Drive, Beltsville, Maryland 20705**

By virtue of the power and authority contained in a Deed of Trust from Noemi A Gomez aka Noemi Almiraz Gomez and Jose M Almiraz, dated December 30, 2008, and recorded in Liber 30295 at folio 059 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

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

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

LOT NUMBERED EIGHTEEN (18), BLOCK LETTERED "T" IN THE SUBDIVISION KNOWN AS "SECTION 8, CALVERTON".

The property is improved by a dwelling.

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

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

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

97651 (4-22,4-29,5-6)

**THE PRINCE GEORGE'S POST**

**Call 301-627-0900 \* Fax 301-627-6260**







**LEGALS**

**LEGALS**

**LEGALS**

Citation	Summary
	low density and rural-like characteristics of the area traversed by the roadway.
<b>AMENDMENT 12</b> Infrastructure Elements Chapter, Transportation section On pages 53-54	Add a bullet under Transit Policy 1 to read as follows: Locate a future multimodal transit center within the Konterra East development. This multimodal transit center would be an integral part of the town center featuring bicycle amenities and a local and regional bus transfer stop. It should become a facility to link Konterra by bus to other employment centers such as Fort Meade, the Brick Yard, the University of Maryland, and centers within Montgomery County. Consideration should be given for this transit center to ultimately become a transit station as part of an east-west transitway connecting to the CSX railroad alignment, or become a terminus for a transit extension from Greenbelt. Future site plans for Konterra should preserve a station location along with the needed alignment to connect the station with other regional transit services and amenities.
<b>AMENDMENT 13</b> Infrastructure Elements Chapter, Transportation section Page 54	Add new strategy to Policy 1 to read: <u>Study the feasibility of constructing an additional set of tracks to the MARC (Penn Line) to provide added MARC train service.</u>
<b>AMENDMENT 14</b> Infrastructure Elements Chapter, Transportation section Page 55	Modify the second strategy under Policy 3 to read: As existing roads are resurfaced, restriped, and improved, they should be striped in conformance with the 1999 AASHTO Guide for the Development of Bicycle Facilities or construct buffered bike lanes that are separated from vehicular travel lanes to the extent feasible and practical.
<b>AMENDMENT 15</b> Infrastructure Elements Chapter, Transportation section Page 52	Add the following transportation map: (See CR-28-2010)
<b>AMENDMENT 16</b> Infrastructure Elements Chapter, Parks and Recreation section Page 58	Add additional text to the Parkland Standards section to explain the parkland requirement figures.
<b>AMENDMENT 17</b> Infrastructure Elements Chapter, Parks and Recreation section Page 59	Delete strategy 3 of Policy 1: <del>Acquire properties within Konterra Town Center to create a community park/school west of the PEPCO transmission line and neighborhood parks throughout the development that will provide active recreation opportunities.</del>
<b>AMENDMENT 18</b> Infrastructure Elements Chapter, Parks and Recreation section Page 59	Modify the first strategy of Policy 3 to read: Acquire undeveloped property for recreation from <del>Howard University,</del> the University of the District of Columbia, farm property along Old Gunpowder Road, and undeveloped land adjacent to the South Laurel Neighborhood Park.
<b>AMENDMENT 19</b> Infrastructure Elements Chapter, Parks and Recreation section Page 63	Revise the Proposed Acquisition cell of Map No. 15 of Table 5: Parkland Acquisition Recommendations to read: <u>Near Konterra East, <del>MXT</del> M-X-T</u>
<b>AMENDMENT 20</b> Economic Development & Urban Design Elements Chapter, Economic Development section Page 73	<u>Add new language to the Background section to read: The Subregion 1 area is in a unique position to take advantage of its geographic location in the Baltimore/Washington corridor as well as its proximity to major laboratories and research centers to create a biotechnology presence in the county while providing employment opportunities for area residents and diversifying its economic base. This biotechnology presence could include bioscience campuses with private/public partnerships. Bioscience campuses are master planned properties with buildings designed primarily for private/public research and development facilities, high technology and science based companies, and services to support their research and development missions.</u>
	<u>The 2009 Prince George’s County Biotechnology Research and Development Center Study (prepared for the M-NCPPC) identified six sites within the county as suitable locations for near-term bioscience research and development and one location for longer-term consideration. Five of the near-term sites are located inside the Capital Beltway and near the US 1 Corridor, but not within the Subregion 1 plan area. The other near-term site is Konterra Business Campus, located within Subregion 1, near the intersection of US 1 and Muirkirk Road. The only site identified as a long-term consideration is the University of the District of Columbia (approximately 143 acres) and Howard University (North Campus)(approximately 109 acres) site; also located within Subregion 1 on Muirkirk Road, approximately ½ mile east of its intersection with US 1.</u>
	<u>All seven of the sites identified in the study are located within close proximity to the US 1 Corridor and as a result, the study recognized the US 1 Corridor as a potential innovation corridor. The US 1 Corridor is located near several prominent laboratories and research centers. These laboratories and centers include: the US Department of Agriculture-Beltsville Agricultural Research Center (USDA-BARC), National Aeronautics and Space Administration’s Goddard Spaceflight Center (NASA Goddard), Army Research Laboratory (ARL), Howard University (North Campus), University of Maryland-College Park (UMCP), and Johns Hopkins University Advanced Physics Lab (APL).</u>
	<u>The Subregion 1 area is also home to several private bioscience firms, with half of Prince George’s County’s bioscience firms (according to the study) located in the Beltsville area. To date, however, this presence and proximity has not translated into a greater concentration of bioscience firms in the county. The presence of the Intercounty Connector (ICC) will link northern Prince George’s County directly with Montgomery County, making new commercial interactions between the business, research, and technology communities easier. Prince George’s County may also offer lower business costs to place the subregion in a better competitive market to attract companies.</u>
<b>AMENDMENT 21</b> Economic Development & Urban Design Elements Chapter, Economic Development section Page 75	Deleted the fourth strategy of Policy 5: <del>Establish appropriate zoning districts along the ICC to allow for moderate to high density commercial.</del>
<b>AMENDMENT 22</b> Economic Development & Urban Design Elements Chapter, Economic Development section Page 75	Add new section to read: <b>Potential Future Beltsville Biotechnology/Bioscience Research and Development Campus</b>  <u>The undeveloped area south of Muirkirk Road, east of Old Baltimore Pike, and west of Ellington Drive presents potential for a unique type of research and development campus within the subregion and the county. The plan proposes a biotechnology/bioscience research and development campus that would offer new, emergent firms, as well as large established companies, a way to afford modern laboratory and production facilities that are tailored to fit their unique research and development needs. The proposed campus should be a mix of office, light industrial, accessory commercial, and recreational uses.</u>  <u>The focus of the campus would be to conduct research to increase fun-</u>

Citation	Summary
	damental knowledge and understanding of the physical, chemical, and functional mechanisms of human life processes. Various research projects conducted on the campus may result in new technologies with commercial potential. The campus environment would consist of a network of private industry, non-profit, educational, and institutional organizations focused on a unique commercial market opportunity of the regional economy. It would encourage mutual efforts among public research institutions, medical research facilities, and technology firms as well as to encourage the swift transfer of discoveries from the laboratory to the market place.
	<ul style="list-style-type: none"> <li>The Beltsville Biotechnology/Bioscience Research and Development Campus should take maximum advantage of the region’s institutional and industrial strengths. With state-of-the-art laboratory, production, and research facilities as the major draw.</li> <li>The development should be an acceptable mix of uses including university, office, light industrial, accessory commercial, recreational, public and quasi-public uses to serve the working community.</li> <li>An substantial buffer for sight, sound, and safety should be provided between the proposed research campus and the existing residential uses along Ellington Drive and the Oak Lodge Farms neighborhood to the south.</li> <li>The size and the intensity of the Beltsville Biotechnology/Bioscience Research and Development Campus are dependant up on the capacity of the Muirkirk Road and Old Baltimore Pike. Further, the campus should develop after, or in conjunction with, construction of transportation improvements deemed necessary by the District Council to satisfy the travel demand generated by the campus. The intensity of the development must take into account the existing residential communities around it and should be consistent with the low intensity research activities presently on the site and in the area off of Muirkirk Road and Odell Road. It is the intention of this plan that access problems be resolved prior to the opening of any business establishment or the rental of office space within the Beltsville Biotechnology/ Bioscience Research and Development Campus.</li> <li>This development should be planned and staged so as not to exceed an acceptable level of service on surrounding roads and public facilities.</li> <li>Economic feasibility and traffic studies should be prepared by the applicants as prerequisites for the development of the campus.</li> <li>The adjacent Muirkirk South Community Park is an important recreational element to the community and should be retained, and, if feasible, expanded and incorporated into the campus design.</li> <li>This development shall incorporate an public open space trail and pathway system with multiple connections to adjacent parks, open space, and neighborhoods.</li> <li>Work with DPW&amp;T to improve transportation facilities in a manner that minimizes land use conflicts but provides adequate pedestrian and vehicular access.</li> <li>Prior to the submission of a conceptual site plan, the applicant should conduct community meetings in an effort to collaborate with area residents and business owners. The campus and the traffic it generates should not have a negative impact on the surrounding neighborhoods. The intensity of the campus will depend upon the capacity of the road serving the development and potential impacts on the surrounding community. Residential uses should be limited. The following transportation improvements would be necessary to accommodate the development of this property:</li> </ul>
	<ul style="list-style-type: none"> <li>Muirkirk Road: With the recommendation in the master plan to raise this roadway to a major collector, the roadway can handle the additional traffic with the following: <ul style="list-style-type: none"> <li>Dedication of 45 feet from centerline along Muirkirk Road</li> <li>Extension of the four-lane section of Muirkirk Road eastward from Longwood Drive to a point within the frontage of this site. The existing eastbound lane drop at Longwood Drive is viewed by many who regularly use the road as a safety issue.</li> <li>Train Service: The majority of the site is not within a ½ mile radius of the current MARC station or a planned Metrorail station along an extended Green Line. Shuttle service will be needed in the future to improve the interface between this site and mass transit.</li> </ul> </li> </ul>
<b>AMENDMENT 23</b> Economic Development & Urban Design Elements Chapter, Urban Design section Page 81	Revise the sixth bullet of Policy 1 to read: Establish arterial streets as one-way couplets at the edges of the town center, where applicable, to promote pedestrian improvements and ensure ease of traffic movement within the town center.
<b>AMENDMENT 24</b> Economic Development & Urban Design Elements Chapter, Urban Design section Page 82	Revise the first and fourth bullets of Policy 2 to read: Ensure that land use boundaries and density changes in the town center occur, <del>within mid block location whenever possible</del> where practical, so that buildings facing each other are compatible and transition between uses is gradual. Promote the use of greens and plazas as prominent civic components [to core commercial areas] in appropriate areas throughout the core.
<b>AMENDMENT 25</b> Economic Development & Urban Design Elements Chapter, Urban Design section Page 82	Add new bullet to Policy 2 to read: <u>Regional office uses often require large surface parking areas. Due to concerns with sustainability and water quality, these situations should be limited. Breaking large lots into smaller blocks or punctuating by planting will visually enhance them.</u>
<b>AMENDMENT 26</b> Economic Development & Urban Design Elements Chapter, Urban Design section Page 83	Revise the first paragraph to read: These architectural guidelines <del>standards</del> serve to identify principles to be used by architects in developing specific architectural designs and are intended to advise how design principles should be implemented where practical. This is the base for planning and evaluating the design solutions proposed by multiple design teams. Through this inclusive design approach, an authentic sense of place can be achieved and Konterra will become the focal point and gateway to northwestern Prince George’s County.
<b>AMENDMENT 27</b> Economic Development & Urban Design Elements Chapter, Urban Design section Page 84	Modify item 14 The 5 Elements of a City to read: In Kevin Lynch’s pioneering book about urban-design “The Image of the City” (1960) a city or town-center was made up of five basic elements. <u>These elements represent the ease to which people understand the layout of a place: Paths, districts, edges, landmarks, and nodes.</u> <ol style="list-style-type: none"> <li><u>Paths, the streets, sidewalks, trails, and other channels in which people travel;</u></li> <li><u>Edges, perceived boundaries such as walls, buildings, and shorelines;</u></li> <li><u>Districts, relatively large sections of the city distinguished by some identity or character;</u></li> <li><u>Nodes, focal points, intersections or loci</u></li> <li><u>Landmarks, readily identifiable objects which serve as reference points</u></li> </ol>
<b>AMENDMENT 28</b> Economic Development & Urban Design Elements Chapter, Urban Design section Page 85	Revise the second bullet of Guidelines to read: Konterra town center east, Mixed-use Core and... Guidelines, Primary Entries and Facades... Should be visible and accessible directly from a public street.
<b>AMENDMENT 29</b> Economic Development & Urban Design Elements Chapter, Urban Design section Page 85	Revise the fourth bullet of Guidelines to read: <i>Varying Massing of Large Buildings.</i> Substantial variations in massing should include changes in height and <u>the horizontal plane along the principal building faces.</u>

## LEGALS

Citation	Summary
<b>AMENDMENT 30</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 85	Revise the fifth bullet of Guidelines to read: <i>Building Heights (Average Roof Eave or Parapet)</i>
<b>AMENDMENT 31</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 86	Delete the last sentence of the Intent statement: <del>Detached single family residential units should not be allowed.</del>
<b>AMENDMENT 32</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 86	Revise the third bullet under the heading Approximate Densities of Guidelines to read: <i>Approximate Densities</i> - Multifamily residential over commercial buildings should maintain [between 15-30] a minimum of 15 dwelling units per acre with attached ground floor retail. - Multifamily residential buildings attached over or adjacent to structured parking should maintain [between 30-70] a minimum of 30 dwelling units per acre. - All other multifamily residential buildings with attached surface level parking should maintain [15-35] a minimum of 15 dwelling units per acre. - Townhouse building clusters should be [limited to densities between 15-20] a minimum of 15 dwelling units per acre with no maximum number of attached units within a block and building group.
<b>AMENDMENT 33</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 88	Revise the first bullet to read: Principal Orientation. The primary facades of all buildings in commercial, employment, mixed-use centers, and activity nodes should contain the main entry and face a [public] street....
<b>AMENDMENT 34</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 89	Revise the fourth bullet of Guidelines on page 89 to read: <i>Approximate Densities</i> - Multifamily residential over commercial buildings should maintain [between 15-30] a minimum of 15 dwelling units per acre with attached ground floor retail. - Multifamily residential buildings attached over or adjacent to structured parking should maintain [between 30-70] a minimum of 30 dwelling units per acre. - All other multifamily residential buildings with attached surface level parking should maintain [15-35] a minimum of 15 dwelling units per acre. - Townhouse building clusters should be [limited to densities between 15-20] a minimum of 15 dwelling units per acre with no maximum number of attached units within a block and building group.
<b>AMENDMENT 35</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 91	Revise the 11th bullet to read: <i>Block Size and Street Frequency.</i> [To distribute traffic so that every street can have street facing buildings, streets should generally occur at least every 800 feet, and blocks (excluding street right-of-way) will generally not exceed seven acres.] <u>Town Center East should have a properly dimensioned grid system with streets generally occurring at least every 800 feet and blocks generally not exceeding eight acres.</u>
<b>AMENDMENT 36</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 91	Add a new bullet to read: <u>Town Center West will not have the same grid frequency or dimension as Town Center East due to the horizontal nature of its mixed uses. It requires more on-street and surface parking by a traditional street network for creating a pedestrian friendly environment. Special attention to site planning is required to ensure a pedestrian friendly environment.</u>
<b>AMENDMENT 37</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 91	Revise the 12th bullet to read: <i>Bike Lanes (In-Street).</i> Bike lanes should be striped clearly and well signed, especially at intersections where vehicle and pedestrian conflicts will generally occur. Streetlight activation devices will be installed at signalized intersections with high traffic volumes.
<b>AMENDMENT 38</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 92	Revise the 15th bullet (Street Hierarchy) to read: <i>Couplet.</i> This is a [high volume] arterial that normally would bifurcate the area and create a major pedestrian barrier.
<b>AMENDMENT 39</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 93	Revise the fifth bullet to read: <i>Parking Structure Height.</i> Parking structures should not [exceed the height of the surrounding buildings and will not] visually dominate the block where visible from the street or other public space.
<b>AMENDMENT 40</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 93	Revise the seventh bullet to read: <i>Screening for Loading and Service Areas.</i> Loading and service areas should not be visible from streets. Loading and service areas should be screened with landscape plantings and/or a six-foot high opaque wood fence or masonry wall and should be located a minimum of 30 feet away from <u>main</u> [public] sidewalks.
<b>AMENDMENT 41</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 93	Revise the subjects under the 10th bullet (Parking Ratios by Use) to read: Athletic Field, Picnic Area, Tennis, Skating Rink, Recreation <u>and any or all other active or passive open spaces</u> should have no minimum <u>ratio</u> .
<b>AMENDMENT 42</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 93	Add a new bullet to include: <u>These ratios for uses or overall parking may be reduced upon submission of information by the applicant justifying a reduction.</u>
<b>AMENDMENT 43</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 94	Revise the 12th bullet (Parking Space Size) to read: The extent of paving, <u>including reduction of standard space size</u> , should be minimized whenever possible to reduce the overall amount of pavement and to enhance the streetscape by providing more opportunity for plantings and street trees and the <u>creation of a more pedestrian friendly environment.</u>
<b>AMENDMENT 44</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 95	Revise the first bullet to read: Bicycle parking areas should be convenient to the entrances of all businesses, multifamily dwellings, and public and quasi-public buildings. Bicycle parking areas should be located [within 50 feet of the] <u>near a main entrance to the building or parking structure</u> and have direct access to [the public right-of-way] <u>street.</u>
<b>AMENDMENT 45</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 96	Revise the first bullet (Street Trees) to read: <i>Parking Areas.</i> Landscaped parking islands should be provided as a break in parking areas for every 50 <u>contiguous</u> cars dimensioned at <u>an average</u> [minimum] of eight feet in width and planted with a minimum <u>3</u> <u>three</u> -inch caliper shade <u>tree</u> . [Internal green space requirements specified in the Prince George’s County Landscape Manual should be provided]
<b>AMENDMENT 46</b> Economic Development & Urban Design Elements Chapter, <i>Urban Design section</i> Page 98	Add discussion on the Ammendale Institute.
<b>AMENDMENT 47</b> Living Area Chapter, <i>South Laurel section</i> Page 128	Modify Public Facilities table to read: <del>Briarwood Oakland Neighborhood Park</del> Contee Road Neighborhood Park

## LEGALS

Citation	Summary
<b>AMENDMENT 48</b> Implementation Chapter, <i>Public Facilities Cost Analysis and Estimates section</i> Pages 149-150	Add new zoning change (V-1): 7501 Muirkirk Road: Change the O-S Zone to the M-X-T Zone. In the comments, note that I-3 may be more appropriate for this property considering its location, surroundings and intended research park use.
<b>AMENDMENT 49</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add new zoning change (V-1): 7501 Muirkirk Road: Change the O-S Zone to the M-X-T Zone. In the comments, note that I-3 may be more appropriate for this property considering its location, surroundings and intended research park use.
<b>AMENDMENT 50</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add new zoning change: The property located at 11710 Baltimore Avenue is to be split zoned. The southeastern portion of the property totaling approximately 1.9 acres is to be rezoned from the I-1 Zone to the C-S-C Zone. The northwestern portion of the property totaling approximately 1.5 acres will be retained in the I-1 Zone.
<b>AMENDMENT 51</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add new zoning change: The property located at 11704 Baltimore Avenue is to be split zoned. The southeastern portion of the property totaling approximately 1.5 acres is to be rezoned from the I-1 Zone to the O-S Zone. The northwestern portion of the property totaling approximately 0.5 acres will be retained in the I-1 Zone.
<b>AMENDMENT 52</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add (11810 Old Gunpowder Road) parcel 20 to zoning change Beltsville-5 (B-5). Rezone Beltsville-5 (B-5), Beltsville-6 (B-6) and Beltsville-7 (B-7) to the C-O Zone. Add language identifying these properties and the adjoining properties already zoned C-O for consideration of future rezoning to M-X-T Zone as part of an office and technology park development. To be considered for future rezoning to M-X-T Zone, an assemblage of at least 12 acres would have to be included in the rezoning application. The M-X-T would be targeted to an office and technology mix of uses with allowance for a modest amount of retail and multi-family residential with a high quality of design.
<b>AMENDMENT 53</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Modify the zone change within change number North Beltsville-5 to read: R-R to <del>R-18C</del> M-X-T
<b>AMENDMENT 54</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add new zoning change: Plat A01-0291, Lots 16 and 17: Change the R-R Zone to the C-O Zone.
<b>AMENDMENT 55</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add new zoning change: Plat A01-0291, Lots 16 and 17: Change the R-R Zone to the C-O Zone.
<b>AMENDMENT 56</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add new zoning change: 9701 Fort Meade Road: Change the C-M Zone to the C-S-C Zone.
<b>AMENDMENT 57</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i> Page 165	Add a new zoning change table indicating the westernmost portion of the Sealing property containing 5.4 acres is recommended to be rezoned from the R-R Zone to the I-3 Zone. The following findings shall be incorporated in the District Council resolution for adopting the SMA: <ol style="list-style-type: none"> <li>Before permits are issued, the applicant shall obtain approval of a detailed site plan in accordance with Part 3, Division 9, of the Zoning Ordinance.</li> <li>Site plan review shall include architectural review, to ensure compatibility with the adjoining employment park.</li> <li>The applicant shall show green area covering at least 25 percent of the net acreage of the subject 5.4-acre site.</li> </ol>
<b>AMENDMENT 58</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add new zoning change: Parcel 39 Tax Map 9: Change the R-R Zone to the C-M Zone.
<b>AMENDMENT 59</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i>	Add new zoning change: 11350 Edmonston Road (Lots 1&2, Block 58): Change from the R-R Zone to the I-2 Zone.
<b>AMENDMENT 60</b> Implementation Chapter, <i>Comprehensive Rezoning Policies section</i> Pages 155-156,	Revise the second sentence of the third paragraph of the Mixed-Use Zoning Recommendations section to read: The plan recommends that this area be developed as a state-of-the-art green-design, campus-like corporate or institutional employment and residential complex incorporating <u>LEED techniques as well as other progressive green strategies utilizing the latest green techniques and materials.</u>
<b>AMENDMENT 61</b> Development Pattern Element Chapter Page 10	Add a new strategy: <u>Emphasize tree cover in the Rural Tier to protect large amounts of woodland, which is critical to the environment because it acts as a purifier of water and air.</u>
<b>AMENDMENT 62</b> Development Pattern Element Chapter Page 11	Replace picture caption to read: [Sunrise Plaza] <u>Chestnut Hills Shopping Center</u>
<b>AMENDMENT 63</b> Development Pattern Element Chapter Page 11	Revise the second sentence of the retail paragraph to read: “The larger-scale retail developments are IKEA, the Circuit City Shopping Center, and [Sunrise Plaza] <u>Chestnut Hills Shopping Center</u> in Beltsville; the Marlo Home Shopping Center at US 1 and Contee Road; and the Calverton Shopping Center, off Powder Mill Road in the Calverton area.”
<b>AMENDMENT 64</b> Infrastructure Element Chapter, <i>Bicycle, Pedestrian and Equestrian facilities</i> Page 54	Add new strategy to Policy 2 to read: <u>Provide standard sidewalks along both sides of Bowie Road from MD 197 to US 1.</u>
<b>AMENDMENT 65</b> Infrastructure Element Chapter, <i>Bicycle, Pedestrian and Equestrian facilities</i> Page 54	Add new strategy to Policy 2 to read: <u>Provide an eight-foot-wide side path along Old Baltimore Pike from Muirkirk Road to Odell Road. This trail will provide access to Vansville Community Center, Muirkirk South Community Park, and the programmed elementary school in the Vansville area.</u>
<b>AMENDMENT 66</b> Infrastructure Element Chapter, <i>Parks and Recreation</i> Page 60	Add a new footnote to read: <u>Konterra Town Center West contains scattered wash ponds, the 200-foot-wide minimum conservation area should be applied only to non-wash pond portions of stream valley corridors.</u>
<b>AMENDMENT 67</b> Economic Development and Urban Design Elements, <i>Konterra Town Center East</i> Page 85	Add footnote to read: <u>Guidelines are expressions of intent to help achieve the vision for Konterra Town Center East and Konterra Town Center West and are not mandates required by the policies established in this plan.</u>
<b>AMENDMENT 68</b> Economic Development and Urban Design Elements, <i>Konterra Town Center East</i> Page 81	Modify strategy in Policy 1 to read: Establish arterial streets as one-way couplets at the edges of the town center, <u>where applicable</u> to promote pedestrian improvements and ensure ease of traffic movement within the town center.
<b>AMENDMENT 69</b> Economic Development and	Modify strategies in Policy 2 to read: <ul style="list-style-type: none"> <li>Ensure that land use boundaries and density changes in the</li> </ul>

**LEGALS**

**LEGALS**

**LEGALS**

Citation	Summary
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**Urban Design Elements, Konterra Town Center East**  
Page 82

town center occur [within mid-block locations, whenever possible] where practical, so that buildings facing each other are compatible and transitions between uses are gradual.

- Promote the use of greens and plazas as prominent civic components [to core commercial areas] in appropriate areas throughout the town center core.

**AMENDMENT 70**  
**Economic Development and Urban Design Elements, Konterra Town Center East**  
Page 85

Modify Architectural Guideline in the Konterra Town Center East Mixed-Use Core and Commercial Buildings portion of the Economic Development and Urban Design Elements Chapter to read:  
*Primary Entries and Façades.* The primary entry(s) of both business establishments and residential uses in commercial, employment, and mixed-use centers should be visible and accessible directly from [a public] the street. Primary façades that front onto a street should be built parallel or nearly parallel to the public right-of-way.

**AMENDMENT 71**  
**Economic Development and Urban Design Elements, Konterra Town Center East**  
Page 86

Modify Architectural Guideline in the Konterra Town Center East Residential Buildings portion of the Economic Development and Urban Design Elements Chapter to read:

- Approximate Densities*
- Multifamily residential over commercial buildings should maintain [between 15-30] a minimum of 15 dwelling units per acre with attached ground-floor retail.
- Multifamily residential buildings attached over or adjacent to structured parking should maintain [between 30-70] a minimum of 30 dwelling units per acre.
- All other multifamily residential buildings with attached surface level parking should maintain [15-35] a minimum of 15 dwelling units per acre.
- Townhouse building clusters should be [limited to densities between 15-20] a minimum of 12 dwelling units per acre with no maximum number of attached units within a block and building group.

**AMENDMENT 72**  
**Economic Development and Urban Design Elements, Parking (Konterra Town center East and West)**  
Page 94

Modify Architectural Guideline in the Konterra Town Center East and West Automobile Parking portion of the Economic Development and Urban Design Elements Chapter to read:

- Parking Space Size. The extent of paving should be minimized, whenever possible, to reduce the overall amount of pavement and to enhance the streetscape by providing more opportunity for plantings and street trees and the creation of a more pedestrian friendly environment.

**AMENDMENT 73**  
**Economic Development and Urban Design Elements, Circulation**  
Page 92

Replace street cross section drawing caption to read:  
Typical Section: Main Street

**AMENDMENT 74**  
**Economic Development and Urban Design Elements, Bikeways and Bicycle Parking**  
Page 95

Modify Architectural Guideline in the Konterra Town Center East and West Bikeways and Bicycle Parking portion of the Economic Development and Urban Design Elements Chapter to read:

- Bicycle parking areas should be convenient to the entrances of all businesses, multifamily dwellings, and public and quasi-public buildings. Bicycle parking areas should be located within 50 feet of the main entrance and have direct access to the [public right-of-way] street.

**AMENDMENT 75**  
**Economic Development and Urban Design Elements, Landscape**  
Page 96

Modify Architectural Guideline in the Konterra Town Center East and West Landscape portion of the Economic Development and Urban Design Elements Chapter to read:

- Parking Areas. Landscaped parking islands should be provided as a break in parking areas for every 50 cars, dimensioned at a minimum of eight feet in width and planted with a minimum three-inch caliper shade. [Internal green space requirements specified in the *Prince George’s County Landscape Manual* should be provided.]

**AMENDMENT 76**  
**Living Areas Chapter, North Beltsville**  
Page 122

Revise paragraph under the Commercial/Industrial heading to read: Industrial land use in the living area includes the Virginia Manor Industrial Park. The Marlo Home Shopping Center is the main commercial district in the living area with future commercial districts planned within the Konterra development. [Industrial areas will also be constructed within the Konterra development in the Gunpowder living area.] Future development of Konterra will serve as a promising catalyst for increased residential, commercial and [industrial] employment sectors in this area of Subregion I.

**AMENDMENT 77**  
**Living Areas Chapter, North Beltsville**  
Page 122

Revise last sentence of *Residential* paragraph under the Major Land Uses heading to read: Konterra Town Center West will provide horizontal mixed-use development [and include big box retailers] surrounded by lower-density, single-family homes and open space.

**AMENDMENT 78**  
**Living Areas Chapter, North Beltsville**  
Page 123

Add new issues and concern to North Beltsville living area section to read:  
*Issue: Annexation Concern*

- There is a potential for the City of Laurel to annex portions of the living area and upzone properties.

**AMENDMENT 79**  
**Living Areas Chapter, North Beltsville**  
Page 124

Add a new language in the last paragraph under the Commercial/Industrial section to read:  
The Balla Development, LLC property containing 3.5 acres of undeveloped land located on the south side of MD 197, approximately 2,100 feet east of its interchange with the Baltimore-Washington Parkway (I-295) is recommended for a hotel, office building and/or restaurant. These uses are permitted in the existing C-O Zone by right and/or special exception. Development of this site should be subject to a Detailed Site Plan review because it abuts residential uses.

**AMENDMENT 80**  
**Living Areas Chapter, South Laurel**  
Page 127

Add the following sentence to the fourth paragraph to read:  
The commuter parking lot located at the northeast quadrant of the intersection of MD 197 and Briarcroft Lane is recommended for redevelopment for high-quality, medium-density condominiums, preferably, a senior housing development in order not to generate a lot of peak-hour traffic and school needs.

**AMENDMENT 81**  
**Living Areas Chapter, West Laurel**  
Page 137

Add new strategy to Repair and Maintain Roads Policy to read:  
Explore opportunities for MD 198 between Bond Mill Road and Switzer Lane to become a “Livable Communities Landscape Project.”

**AMENDMENT 82**  
**Living Areas Chapter, West Laurel**  
Page 137

Add new issues and concern to West Laurel living area section to read:  
*Issue: Annexation Concern*

- There is a potential for the City of Laurel to annex portions of the living area and up-zone properties.

**AMENDMENT 83**  
**Development Pattern Element Chapter, Rural Tier Section**

Add a new bullet to Strategy, Policy 1  
The Spicknall Farm properties on Old Gunpowder Road shall be identified as being eligible to participate in the Purchase of Development Rights (PDR) or HARPP programs for agricultural preservation, and in any future Transfer of Development Rights program adopted by the County.

**AMENDMENT 84**  
**Development Pattern Element Chapter, Konterra Town Center section**  
Page 16

Revise the Policy 5 as follows:  
Policy 5: Create a vibrant 24-hour sustainable environment.  
Strategy

- Establish a mixture of uses in a variety of distinctive settings and forms, all within easy walking distance of each other to create a

Citation	Summary
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synergistic, sustainable urban community.

- Develop with a mix of land use in Konterra Town Center East within parameters that will generate transit ridership throughout the day and promote walking trips within the center. Although the precise mix of uses will respond to market conditions, the plan recommends the following land use percentages of floor area.  
--Residential/Hotel 15 to 60 percent  
--Retail/Service 10 to 50 percent  
--Employment 20 to 60 percent
- Develop with a mix of land use in Konterra Town Center West that steps down the intensity toward the single-family development along Old Gunpowder Road. Multi-family residential should be limited (except for senior housing) and big box retail is precluded. Large expanses of parking lots should be avoided.

**AMENDMENT 85**  
**Infrastructure Elements Chapter, Environmental Infrastructure section**  
Page 38 after the Section on Noise.

Add a new section on transportation demand management (TDM) that incorporates the TDM discussion in the Sustainability Chapter of Konterra’s Detailed Site Plan Design Guidelines for all major mixed-use, commercial, office or technology developments in Subregion I.

**AMENDMENT 86**  
**Infrastructure Elements Chapter, Environmental Infrastructure section**  
Page 40

Add a New Policy 3 to Environmental Infrastructure and renumber the remaining Policies.  
*Policy 3: Implement the State Storm Water Management Act of 2007 in Subregion I as of the adoption of this Plan to enhance the water quality and control flooding in the Anacostia and Patuxent River watersheds.*

Strategy: During the review of site plan, zoning and special exceptions in the Subregion I area, the principles behind the Storm Water Management Act of 2007 have implemented on a case-by-case basis since its adoption. Specific cases include Konterra and the Sun Services construction waste recycling facility. The ultimate implementation of the Act through regulation has been delayed beyond the original 2008 date. With uncertainty surrounding the ultimate effective date of any regulations and possible extension of effective dates, adhere to the principles of the Act and apply them to all storm water management plan applications in Subregion I as of the date of adoption of this Plan.

**AMENDMENT 87**  
**Infrastructure Elements Chapter, Transportation section**  
Page 41

Modify Paragraph No. 3 Kenilworth Avenue Extended to read:  
**3. Kenilworth Avenue Extended:** Also termed A-56 on the 1990 plan, this roadway was recommended to become a key connection between the Capital Beltway and I-95, serving many of the planned developments within the Subregion 1 area. With the greater emphasis on US 1 as a "main street" facility, A-56 should be the major roadway connecting growth areas in the Subregion 1 area to either the Beltway or I-95. Retain the existing 1990 Subregion 1 Master Plan alignment connecting this facility to I-95 at the Contee Road interchange and connecting to Van Dusen Road to the north and Contee Road to the east via an interchange north of existing Virginia Manor Road. However, the ramp system north of Contee Road that connected to Route 198 shall be eliminated as impractical for implementation due to the potential expense. The alignment recommended in this plan will be consistent with work done by the State Highway Administration in the US 1/MD 201 Corridor Study connecting through the Beltsville industrial park to Kenilworth Avenue to the north and east of the Indian Creek town home community. Although the State Highway Administration is generally focusing on a four-lane roadway based on their 2030 land use projections, the recommendations in this plan are based on a buildout of Konterra and the US 1 corridor, and a future level of development that requires A-56 to become a six-lane roadway in the long term. The design for any development of A-56 shall be based on six-lanes and include bike lanes or side trails.

**AMENDMENT 88**  
**Infrastructure Elements Chapter, Transportation section**  
Page 42

Add the following paragraph before the discussion on “Transit”: Notwithstanding that the recommendations in the plan add considerable capacity to the transportation network, it has been determined that 46 roadway links (out of 134 studied) operate worse than the policy level-of-service. Of these links, nine are along state or federally operated limited access facilities serving primarily interregional travel, six are along facilities within federally owned land, and five are within the City of Laurel. Therefore, only the remaining 26 links can be directly affected by land use and infrastructure policies contained within this master plan, and these links are summarized in Table 1. Given that a large portion of the congestion on these roadways is caused by traffic that does not originate or end in the Subregion 1 vicinity, local land use changes would do little to alleviate future traffic congestion. In most cases, congestion can be reduced through major investment in trip reduction measures involving the use of alternative modes of travel, such as transit, walking, and bicycling in this master plan area and beyond. The issues raised by the information in Table 1 should be considered in concert with the policies and strategies in Chapter VII of the adopted update to the Master Plan of Transportation. These policies and strategies are written primarily to address issues of implementation in the transportation system. These issues, while important within the Subregion 1 area, are countywide issues and require more comprehensive solutions.

**AMENDMENT 89**  
**Infrastructure Elements Chapter, Transportation section**  
Page 44

Add the following discussion on the recommendation for MC-101, Old Gunpowder Road between MD 191 and Ammedale Road , to read as follows:  
Within the nearer term, left-turn lanes should be provided at public street intersections along the existing two-lane facility, and major pedestrian crossings should utilize curbed medians within the two-lane roadway as described below. Property access onto Old Gunpowder Road should utilize streets and shared easements to the extent possible.

- Within the longer term, north of the MD 200 facility, widen to a four-lane divided facility with median within a 100-foot right-of-way. The facility will include a relocated section to the east of the area of existing industrial uses.
- Within the longer term, south of the MD 200 facility, widen to a four-lane facility with left-turn lanes at public street and other major intersections within a 90-foot right-of-way.
- Include the following traffic control elements:  
--A roundabout at the intersection of Old Gunpowder Road, proposed A-59, and the entrance to the Fairland Park Community.  
--A signal, when warranted, at the entrance to Fairland Regional Park adjacent to The Gardens Ice House. This would include a relocation of existing Van Dusen Road to the south to become the fourth leg of this intersection.  
--A signal, when warranted, at Greencastle Road. An entrance to the proposed Konterra park/school site would potential become a fourth leg of this intersection.  
--At least two protected pedestrian crossings within the Cross Creek development, incorporating curbed medians, painted crosswalks, and other signage and markings as deemed appropriate. The initial installation should occur north of the more northerly intersection with Bay Hill Drive to serve the existing Parks and Recreation facility.

**AMENDMENT 90**  
**Infrastructure Elements Chapter, Transportation section**  
Page 45

Add the following discussion on the recommendation for MC-101, Muirkirk Road between MD 197 and A-56 , to read as follows:  
**6. MC-106-Muirkirk Road** to be widened to a four-lane facility as follows:

- The following improvements to existing intersections will be constructed by Brick Yard as that site develops:  
--At Cedarhurst Drive, provision of an eastbound exclusive left-turn lane along Muirkirk Road (in addition to the two lanes eastbound which exist).

## LEGALS

Citation	Summary
	<p>--At the Conway Road/MARC entrance intersection, provision of signalization when warranted.</p> <ul style="list-style-type: none"> <li>• Within the nearer term, left-turn lanes should be provided at public street intersections along the existing two-lane facility. This would include the following:</li> </ul> <p>--Old Muirkirk Road  --Ellington Road  --Meadowfield Way  --Westlock Place  --Cedarbrook Lane  --Mount Pleasant Drive  --Orvis Way  --Montpelier Elementary School</p> <p>Lane markings along Muirkirk Road from Lanner Drive to the Montpelier Elementary School should be revised to a single lane eastbound and westbound through this section, with a left-turn lane eastbound into the school. The existing rumble strips within this section should be replaced, the existing crosswalk should be relocated to the east side of Tuscany Drive, and speed monitoring devices should be installed at each end of this section. At Virginia Manor Road, the signal timing should be checked and optimized. Improved signage and marking is needed eastbound between Cedarhurst Drive and Longwood Drive to improve traffic safety as the roadway narrows.</p> <ul style="list-style-type: none"> <li>• Within the longer term, widen to a four-lane facility with left-turn lanes at public streets and other major intersections within a 90-foot right-of-way.</li> <li>• Include the following traffic control and geometric elements:</li> </ul> <p>--Relocate the Odell Road intersection slightly west onto federal property to form a four-way intersection with Cedarbrook Lane. Install a signal when warranted.</p> <p>--Provide an increase of the existing curb radius at the northwest corner of Muirkirk Road and MD 197.</p> <p>Collectors are two-, four- or five-lane (four lanes plus center turn lane) roadways with minimal control of access providing movement between developed areas and the arterial system. Rights-of-way are generally a minimum of 70 feet for two- and four-lane collectors, and 80 feet for five-lane collectors where underground drainage is provided.</p>

**AMENDMENT 91**  
**Infrastructure Elements**  
**Chapter, Parks and Recreation**  
*section*  
Page 54

Revise the second strategy, Policy 1 to reflect the trail requirements in Konterra Town Center East.

**AMENDMENT 92**  
**Infrastructure Elements**  
**Chapter, Parks and Recreation**  
*section*  
Page 58

Add a new paragraph to the Ballfields section to read as follows: As part of the approval of the preliminary plan of subdivision of Konterra Town Center East, approximately 42 acres along Old Gunpowder Road across from the skating center is to be dedicated to MNCPPC. A working group of citizens is to work with MNCPPC staff to help design a new playing field complex to maximize the usage of the 42 acres. In addition, on the eastern side of this parkland, the new Pre-K to 8 school is to be constructed. The intent is to have the school incorporate some of the 42 acres into its design so that it shares the necessary facilities. A project has been added to the MNCPPC CIP Budget as the "Konterra Sports Park". The sports park must have strong connectivity to the Fairland Regional Park on the west side of Old Gunpowder Road, and it is very important that through trails, sidewalks and bike lanes that it have strong connectivity to Konterra Town Center East. A centerpiece of the Konterra Sports Park will be an artificial surface, multi-purpose field with substantial seating to serve as premier home field for area football and soccer teams. The Konterra Sports Park is located near the center of Subregion I and is intended to be shared by schools, recreation councils and boys and girls clubs from Laurel, Calverton and Beltsville.

In addition, Konterra has identified several additional sites for park/ballfield acquisition or dedication. Due to the deficiency in park space and ballfields in the Subregion and the lack of available land, MNCPC should move expeditiously to bring these properties within its control and to develop them for active and passive use.

**AMENDMENT 93**  
**Development Pattern**  
**Element Chapter, Konterra**  
*Town Center section*  
Pages 81-97

Due to the approval of the Konterra Conceptual Site Plan, Preliminary Plan of Subdivision, Detailed Site Plan and Design Standards Manual, the discussion of Konterra Town Center East and West, including Vision, Architectural Guidelines, Mixed-Use Core and Commercial Buildings, Residential Buildings and Civic and Quasi-Public Facilities (East and West), Circulation, Parking, Bikeways and Bicycle Parking and Landscape, are out of date and should be replaced with appropriate references to findings and conditions in these approved Plans and the Design Standards Manual.

The Sustainability Chapter in the Design Standards Manual shall be incorporated into the Master Plan text. The provisions of the Design Standards Manual shall be applicable to all of Konterra East and West, not just those portions of the property subject to the approved Detailed Site Plan.

The discussions on parking and circulation shall make clear that bioretention should be incorporated into all parking areas, and also into roadway medians or right-of-way areas (unless infeasible). Other storm water management options identified in the Sustainability Chapter in the Design Standards Manual.

**AMENDMENT 94**  
**Economic Development & Urban Design Elements**  
**Chapter, Urban Design section**  
Page 82

Revise the Vision of Konterra Town Center West as follows  
Konterra Town Center West  
Vision

Konterra Town Center West is distinguished by a lower density than Konterra Town Center East, with a carefully cultivated diversity of uses. The unique mix of uses in close proximity creates a synergistic, sustainable urban community. The network of pedestrian-friendly streets linked with multimodal transportation systems forms the connective tissue of the community and creates an environment that encourages walking and bicycling.

### Background

Town Center West provides a transition from the higher density of Town Center East ultimately to the lower density residential, recreational, and potential institutional uses proposed along Old Gunpowder Road. The siting of buildings and uses will enhance the transition through incorporation of public space, landscaping, roadways, parking and natural features. Town Center West will be developed as a office and technology park with a moderate amount of retail (excluding large-scale or "big-box" anchor stores), ancillary shops, hotels and restaurants. Large expanses of parking lots shall be prohibited. A mix of mid-rise and high-rise office will be appropriately located for visibility along arterial and interstate highways further adding to the gateway concept for Prince George's County. Housing should focus on upscale townhouses, and multi-family senior housing. Other multi-family housing should be very limited (and directed toward Konterra Town Center East); however, high-rise multi-family housing shall be excepted from this limitation. A significant element of the design will be to create an entranceway to Konterra Town Center East that extends from the east, over I-95 and carries through Konterra Town Center West to the low density residential development along Old Gunpowder Road. The design needs to place a high premium on pedestrian and bicycle connectivity.

## LEGALS

Citation	Summary
<b>AMENDMENT 95</b> <b>Development Pattern</b> <b>Element Chapter, Konterra</b> <i>Town Center section</i> Page 87	After the Civic and Quasi-Public Facilities Section, a new Section shall be added incorporating the transportation system conditions of approval provided in the Konterra Town Center preliminary plan of subdivision, including a discussion of phasing.
<b>AMENDMENT 96</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	Add a new zoning change for all properties within the following boundaries: East: Edmonston Road South Odell Road West: CSX tracks North: Property line with the industrial subdivision "Beltsville Business Park". The rationale for this zoning change is that many properties in this area have ceased being legitimate I-2 properties and have become environmental waste lands. Most of these properties claim to be engaging in outdoor storage, but in reality they have become junk yards. There are properties storing vehicles that have been in accidents, dumping of general junk parts (including fuel tanks) and other dangerous activities. There is no storm water management on these properties and many of them are tributaries of the Indian Creek. Pollutants of various types, including PCBs, have been identified in the Indian Creek water downstream. Some of the properties have junk spilling over into the Indian Creek. The Department of Environmental Resources has issued numerous notices of violation, but enforcement has been difficult.
<b>AMENDMENT 97</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning</i> <i>Policies section</i>	The properties shall be rezoned from I-2 to I-1 and any non-conforming uses will have a one year amortization period before the new I-1 zoning is full effective. No non-conforming use may extend beyond one year from the effective date of the zoning change.
<b>AMENDMENT 98</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	Add a statement on page 155 to the discussion on Mixed-Use Zoning to make clear that Subtitle 27A (the new mixed-use zone) of the County Code shall not be permitted to be utilized in Subregion I.
<b>AMENDMENT 99</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning</i> <i>Policies section</i>	South Laurel-1 Retain C-S-C Zoning.
<b>AMENDMENT 100</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	Retain C-O zoning.
<b>AMENDMENT 101</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	Retain the Twin Lakes Apartment Complex in the R-18 Zone
<b>AMENDMENT 102</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	Rezone the 9.93 acre R-80 property at 13701 Laurel Bowie Road, identified by the Planning Board as being recommended from R-80 to R-18C to be rezoned to the R-55 zone.
<b>AMENDMENT 103</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	Rezone Parcel 89 and Parcel 93 on Sweitzer lane to C-O with a limitation that the development be low-density townhouse professional offices that maintain the residential character of the surrounding West Laurel community. Substantial buffer shall be provided for the residential property to the east. This rezoning shall not be allowed as justification for any future rezoning to any more intense use, but should be seen as the maximum amount of intensity permitted on this site due to its location as a major entranceway to a single-family detached community and the congestion already occurring at the intersection with Route 198.
<b>AMENDMENT 104</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	North Beltsville-2 Place all of the properties in the I-1 Zone. Any future development shall require the elimination of the existing auto auction use and a transition to light industrial consistent with the Gazette and Central Wholesalers uses to the east and compatible with the adjoining Victoria Falls community. These properties may seek future rezoning to the I-3 zone or the M-X-T zone in the future as long as the proposed development is consistent with the Konterra Town Center East development across Virginia Manor Road.
<b>AMENDMENT 105</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	8307 Holly Street, Lot 20, rezone to the C-M zone for use by the auto sales use on US 1, but with the condition that it be used solely as a buffer area for the residential properties to the east, thus, allowing for no development of this parcel for the auto sales use.
<b>AMENDMENT 106</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	Gunpowder-1 Expand the properties to include 14600 Old Gunpowder Road in the C-M zone from I-2. Remove 14600 Old Gunpowder Road from the Gunpowder-2 rezoning.
<b>AMENDMENT 106</b> <b>Implementation Chapter,</b> <i>Comprehensive Rezoning Policies</i> <i>section</i>	Gunpowder-2 Rezone the properties from I-2 to I-1. All uses that become non-conforming are to be amortized over a 7-year period at which time any such non-conforming use must cease.

**AMENDMENT 97**  
**Implementation Chapter,**  
*Comprehensive Rezoning*  
*Policies section*

**AMENDMENT 98**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 101**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 102**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 103**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 104**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 105**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 106**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 106**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 106**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

**AMENDMENT 106**  
**Implementation Chapter,**  
*Comprehensive Rezoning Policies*  
*section*

Copies of CR-28 -2010, which lists the amendments and attachments that are the subject of this public hearing, are available at the following locations after **April 22, 2010**. Council Resolution CR-28-2010 can also be found at <http://egov.co.pg.md.us/lis/>:

City of Laurel (City Hall)  
8103 Sandy Spring Road  
Laurel, MD 20707  
Phone: 301-725-5300 or 410-792-9047  
TTY: 301-490-4964

The Maryland-National Capital  
Park and Planning Commission  
Planning Information Services, Lower Level  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
Phone: 301-952-3208 TTY: 301-952-4366

Beltsville Branch Library  
4319 Sellman Road  
Beltsville, MD 20705  
Phone: 301-937-0294

Fairland Sports and Aquatics Complex  
13950 Old Gunpowder Road  
Laurel, MD 20707  
Phone: 301-362-6060

Laurel Branch Library  
507 7th Street  
Laurel, MD 20707  
Phone: 301-776-6790

Montpelier Arts Center  
9652 Muirkirk Road  
Laurel, MD 20708  
Phone: 301-953-1993

The public hearing is a part of a process leading to the approval of the proposed zones, which will replace existing zoning on certain properties within the master plan area. Approval of the proposed zoning may result in a change(s) to the density and uses permitted on the properties.

The hearing is important because the plan establishes policies, which will help define the type, amount, character and location of future development. Approval of the proposed Sectional Map Amendment could affect property values and tax liability.

Persons desiring to speak are requested to call 301-952-4584/TTY 301-952-4366 to register in advance or may register at the hearing. Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. To be accepted into the record, written testimony or comments must be original, signed copies. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772. The public record period will close on Thursday, May 13, 2010.

For further information, please contact Kierre McCune, Project Manager, at M-NCPPC, Community Planning North Division at 301-952-4225 or e-mail [Kierre.McCune@ppd.mnccppc.org](mailto:Kierre.McCune@ppd.mnccppc.org) or visit the project website at:  
[http://www.pgplanning.org/Projects/Ongoing\\_Plans\\_and\\_Projects/Community\\_Plans/Subregion\\_1.htm](http://www.pgplanning.org/Projects/Ongoing_Plans_and_Projects/Community_Plans/Subregion_1.htm)

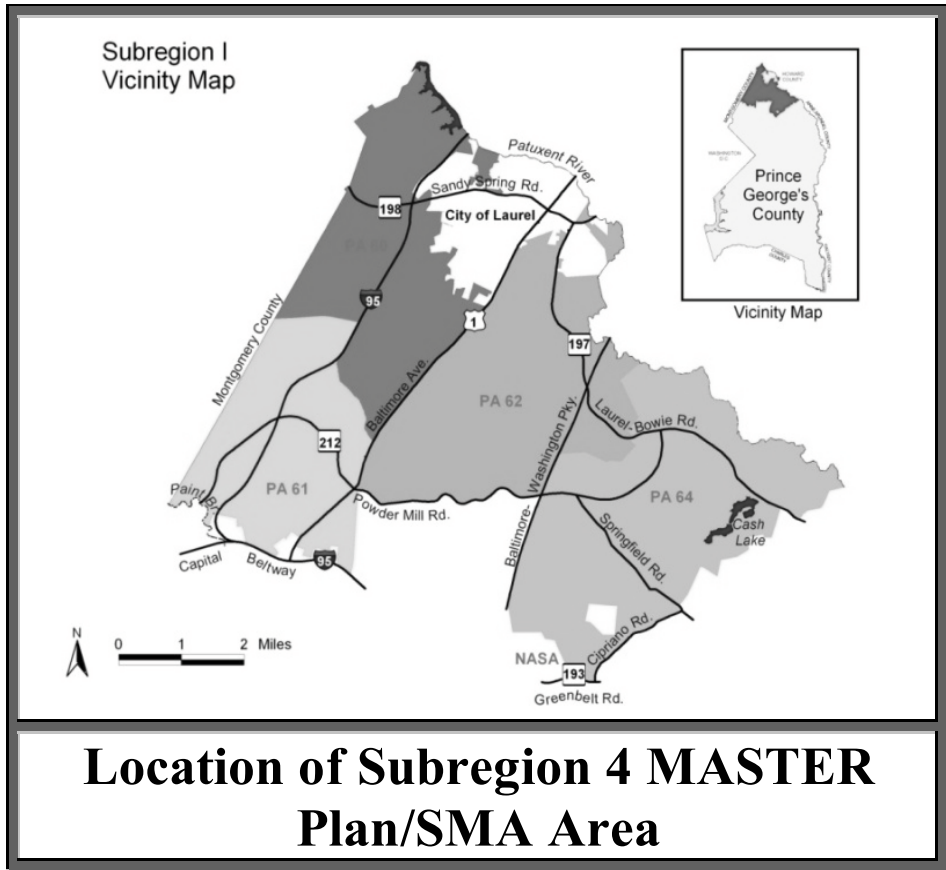
**LEGALS**

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

**ATTEST:**  
Redis C. Floyd  
Clerk of the Council

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
By:  
Patricia Colihan Barney  
Acting Executive Director

**ATTEST:**  
Al Warfield  
Secretary-Treasurer



Visit the project website at:  
[http://www.pgplanning.org/Projects/Ongoing\\_Plans\\_and\\_Projects/Community\\_Plans/Subregion\\_1.htm](http://www.pgplanning.org/Projects/Ongoing_Plans_and_Projects/Community_Plans/Subregion_1.htm)

97645 (4-22)

**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.  
Chuck C. Ugoji  
4706 Mann Street  
Capitol Heights, MD 20743  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-40333

Notice is hereby given this 2nd day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$305,503.32. The property sold herein is known as 4706 Mann Street, Capitol Heights, MD 20743.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97503 (4-8,4-15,4-22)

**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.  
Bruce D. Harding  
6314 Gwinnett Lane  
Bowie, MD 20720  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-32425

Notice is hereby given this 31st day of March, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$339,784.63. The property sold herein is known as 6314 Gwinnett Lane, Bowie, MD 20720.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97495 (4-8,4-15,4-22)

**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.  
Wahid Al-Salam  
3900 Etrick Court Unit #4  
aka Unit 4-13  
Bowie, MD 20716  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-40345

Notice is hereby given this 2nd day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$163,161.49. The property sold herein is known as 3900 Etrick Court Unit #4 aka Unit 4-13, Bowie, MD 20716.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97504 (4-8,4-15,4-22)

**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.  
Huseyin Gok  
13420 Kris Ran Court  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-39884

Notice is hereby given this 8th day of April, 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 10th day of May, 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 10th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$195,000.00. The property sold herein is known as 13420 Kris Ran Court, Fort Washington, MD 20744.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97575 (4-15,4-22,4-29)

**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.  
Diana M. Mobley,  
AKA Diana M. Smith-Mobley  
8609 Magnolia Street  
Laurel, MD 20707  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 10-00740

Notice is hereby given this 2nd day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$267,990.41. The property sold herein is known as 8609 Magnolia Street, Laurel, MD 20707.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97505 (4-8,4-15,4-22)

**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.  
Evelyn M. Brittingham  
10407 Farrar Avenue  
Cheltenham, MD 20623  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-40335

Notice is hereby given this 8th day of April, 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 10th day of May, 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 10th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$197,247.00. The property sold herein is known as 10407 Farrar Avenue, Cheltenham, MD 20623.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97577 (4-15,4-22,4-29)

**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.

Thomas N. Brown, Jr.  
3117 82nd Avenue  
Hyattsville, md 20785  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 10-00701

Notice is hereby given this 5th day of April, 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 5th day of May, 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 5th day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$259,964.55. The property sold herein is known as 3117 82nd Avenue, Hyattsville, MD 20785.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97542 (4-8,4-15,4-22)

**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.

Nicole Crawford  
Donaflyn Jay Crawford, Jr.  
12610 Wrightwood Court  
Upper Marlboro, MD 20772  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-37646

Notice is hereby given this 2nd day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$191,250.00. The property sold herein is known as 12610 Wrightwood Court, Upper Marlboro, MD 20772.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97500 (4-8,4-15,4-22)

**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 May 5th, 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 # 3641 1999 FORD TRUCK  
Windstar-V6  
VIN # 2FMZA51U8XB98365  
M & M AUTO SERVICE  
425 S BOND ST  
BALTIMORE

LOT # 4670 1991 CHEVROLET TRUCK S10 Pickup  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
In The Estate Of:  
BERNADETTE SHORT  
Estate No.: 83674

LOT # 4685 1997 FORD E350  
VIN # 1FBJS31L1VHB44422  
CHAVEZ AUTO REPAIR  
1014 LESLIE AVE  
CATONSVILLE

LOT # 4686 2000 INTERNATIONAL 4700  
VIN # 1HTSCAAM7YH284282  
WAP AUTOMOTIVE & CAR SALES  
3511 E NORTH AVE  
BALTIMORE

LOT # 4688 2009 SATURN Vue  
VIN # 3GSCL33P995548359  
AUTOPOINT  
5801 BELAIR ROAD  
BALTIMORE

LOT # 4689 1999 HONDA Civic-4 Cyl.  
VIN # 2HGEJ6612XH545629  
D & E AUTO REPAIR

4503 HAMILTON ST  
HYATTSVILLE  
  
LOT # 4690 2004 DODGE Stratus-4 Cyl.  
VIN # 1B3EL36X34N165733  
PRECISION TUNE  
5700 YORK ROAD  
BALTIMORE

LOT # 4691 2001 HONDA Accord-4 Cyl.  
VIN # 1HGCF866X1A115949  
KEN DIXON AUTOMOTIVE  
2298 CRAIN HIGHWAY  
WALDORF

LOT # 4692 2001 OLDSMOBILE Alero-4 Cyl.  
VIN # 1G3NL52T11C223715  
KEN DIXON AUTOMOTIVE  
2298 CRAIN HIGHWAY  
WALDORF

LOT # 4757 2002 FORD TRUCK F250  
VIN # 1FTNW20F92ED53833  
FOREIGN & DOMESTIC AUTO BODY REPAIR  
2533 BAKER ST  
BALTIMORE

LOT # 4787 2005 CHEVROLET TRUCK Silverado 2500  
VIN # 1GCHK29265E234375  
S & S AUTO REPAIR & TOWING  
20126-B LEITERSBURG PIKE  
HAGERSTOWN

LOT # 4788 1999 FORD TRUCK F250  
VIN # 1FTNW21F7XED57563  
S & S AUTO REPAIR & TOWING  
20126-B LEITERSBURG PIKE  
HAGERSTOWN

LOT # 4789 2000 PONTIAC Grand Am SE-V6  
VIN # 1G2NF12E5YM850797  
S & S AUTO REPAIR & TOWING  
20126-B LEITERSBURG PIKE  
HAGERSTOWN

LOT # 4793 1999 CHEVROLET TRUCK Suburban-V8  
VIN # 1GNFK16R7XJ570041  
ALL TUNE & LUBE  
23 HAMPTON PARK BLVD  
CAPITOL HEIGHTS

LOT # 4794 1986 VOLKSWAGON CABRIOLET  
VIN # VVWCA0154GK001946  
BEST FOREIGN CARS  
223 RITCHIE HWY  
SEVERNA PARK

LOT # 4795 2003 CHEVROLET Malibu-V6  
VIN # 1G1NE52J03M650575  
TRIPLE BBB'S AUTO REPAIR  
5070 WABASH AVE SHOP B  
BALTIMORE

LOT # 4796 2007 CHRYSLER Sebring-4 Cyl.  
VIN # 1C3LC46K87N521490  
VINCE'S BODY SHOP  
3609 BURMONT AVE  
RANDALLSTOWN

LOT # 4797 1999 SAAB 95  
VIN # YS3EF48EXX3071333  
TRI STAR AUTO SERVICES  
3101 W BELVEDERE AVE  
BALTIMORE

LOT # 4798 2004 CHEVROLET Impala-V6  
VIN # 2G1WF52E74906733  
VINCE'S BODY SHOP  
3609 BURMONT AVE  
RANDALLSTOWN

LOT # 4799 1993 INFINITI J30  
VIN # JNKAY21D8PM000937  
M & M AUTO SERVICE  
425 S BOND ST  
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  
97590 (4-15,4-22)

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
In The Estate Of:  
BERNADETTE SHORT  
Estate No.: 83674  
NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:  
You are hereby notified that a Petition has been filed by HUGHIE D. HUNT for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **May 18, 2010 at 9:30 AM.** This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
CERETA A. LEE  
P.O. Box 1729  
UPPER MARLBORO, MD. 20773-1729  
(301) 952-3250  
97583 (4-15,4-22)

**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.

Vera W. Hayes  
Robert W. Jones  
11106 Constellation Avenue  
Fort Washington, MD 20744  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 08-37366

Notice is hereby given this 31st day of March, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$463,557.56. The property sold herein is known as 11106 Constellation Avenue, Fort Washington, MD 20744.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97496 (4-8,4-15,4-22)

**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.

Leonard D. Parker  
7513 Bellefield Avenue  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-33259

Notice is hereby given this 2nd day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$222,750.00. The property sold herein is known as 7513 Bellefield Avenue, Fort Washington, MD 20744.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97502 (4-8,4-15,4-22)

**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.

Clelia Castro  
5903 14th Place  
Hyattsville, MD 20782  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 09-38830

Notice is hereby given this 2nd day of April, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$442,637.92. The property sold herein is known as 5903 14th Place, Hyattsville, MD 20782.

PEGGY MAGEE  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
97501 (4-8,4-15,4-22)

**The Prince George's Post Newspaper**  
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**Call (301) 627-0900 or Fax (301) 627-6260**