

LEGALS

NOTICE

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

Plaintiffs

vs.

Juan C. Villegas, Alexander Sales
 Villegas, Joaquin Villegas and
 Jose L. Villegas

Defendants

**In the Circuit Court for Prince
 George’s County, Maryland**

Civil No. CAE 09-37613

ORDERED, this 5th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5506 Duchaine Drive, Lanham, Maryland 20706 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 5th day of April, 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 5th day of April, 2010, next.

The report states the amount of sale to be \$170,991.28.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97189 (3-11,3-18,3-25)

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

P.O. Box 1729
 Upper Marlboro, Maryland 20773

In The Estate Of:

GARY P. LEBLANCE

Estate No.: 83718

**NOTICE OF JUDICIAL
 PROBATE**

To all Persons Interested in the
 above estate:

You are hereby notified that a
 Petition has been filed by ALFRED
 J. SZCZERBICKI 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 **April 7,
 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

97196 (3-11,3-18)

NOTICE

MARTIN L. GOOZMAN and
 JEFFREY W. BERNSTEIN
 Substitute Trustees

Plaintiffs

vs.

JORGE I. GOMEZ

Defendant

**In the Circuit Court for Prince
 George’s County, Maryland**

Civil No. CAE 09-19489

NOTICE is hereby given this 8th
 day of March, 2010, by the Circuit
 Court for Prince George’s County,
 Maryland, that the sale of the prop-
 erty mentioned in these proceed-
 ings and described as Lots 20 and
 21, Crestwood Subdivision,
 Riverdale, Maryland 20737, will be
 ratified and confirmed, unless
 cause to the contrary thereof be
 shown on or before the 8th day of
 April, 2010, provided a copy of this
 NOTICE be published at least once
 a week in each of three successive
 weeks in some newspaper of gen-
 eral circulation published in said
 County before the 8th day of April,
 2010.

The Report states the amount of
 sale to be \$27,000.00

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97187 (3-11,3-18,3-25)

MECHANIC’S LIEN SALE

Under and by virtue of
 Commercial Law, Section 16–207 of
 the Annotated Code of Maryland,
 the undersigned lienor will sell the
 following vehicle(s) at public auc-
 tion for storage, repairs, and other
 lawful charges on:

**MARCH 19, 2010
 AT 10:00 A.M.**

1986 OLDS

VIN #: 1G3GR47Y5GP336932

Selective Auto Services
 Capitol Heights, MD 20743

1998 CHEV ASTRO VAN

VIN #: 1GNDM19W3WB180193

Merlin Auto Club
 Forestville, MD 20747

2008 CHEVY

VIN #: 1G1ZT58N38F144848

Morgan Auto Body
 Capitol Heights, MD 20743

The auction will be held on the
 premises of:

J & M Auto
 5921 Arbor St.
 Hyattsville, MD 20781

Terms of Sale—CASH.
 Lienor reserves the right to bid.

97204 (3-11,3-18)

NOTICE

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

Plaintiffs

vs.

Elbis D Martinez and
 Maribel Martinez

Defendants

**In the Circuit Court for Prince
 George’s County, Maryland**

Civil No. CAE 09-37616

ORDERED, this 5th day of March, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3435 Everette Drive, Bowie, Maryland 20716 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 5th day of April, 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 5th day of April, 2010, next.

The report states the amount of sale to be \$225,000.00.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97188 (3-11,3-18,3-25)

ORDER OF PUBLICATION

FRUGAL INVESTORS, LLC
 10516 VISTA GARDENS DRIVE
 BOWIE, MD 20720

v.

JADA J. ROBINSON, OWNER
 12335 Woodwalk Terrace
 Bowie, Maryland 20721-4202

Plaintiff

and

WASHINGTON MUTUAL BANK
 1400 South Douglas Road, Suite 100
 Anaheim, California 92806
 Serve on: The Corporation Trust
 Incorporated
 351 West Camden Street
 Baltimore, Maryland
 21201

and

JP MORGAN CHASE
 35th Floor
 270 Park Avenue
 New York, NY 10017
 Serve on: The Corporation Trust
 Incorporated
 351 West Camden Street
 Baltimore, Maryland
 21201

JOHN BURSON, TRUSTEE
 13135 Lee Jackson Highway, Suite 201
 Fairfax, Virginia 22033

and

PRINCE GEORGE’S COUNTY,
 MARYLAND
 SERVE: Stephanie P. Anderson,
 County Attorney
 14741 Governor Oden
 Bowie Drive, Room 5121
 Upper Marlboro,
 Maryland 20772

and

All Persons Having or Claiming to
 Have any interest in the property
 known as 12335 Woodwalk
 Terrace, Bowie Maryland 20721-
 4202; 3,990.0000 Sq. Ft. &
 Improvements. Woodmore South -
 Lot 116 Block D, or on the
 Certificate of Tax Sale.

Defendants

**In the Circuit Court for
 Prince George’s County,
 Maryland**
Civil Division
CAE 10-04169

The object of this proceeding is to
 secure the foreclosure of all rights
 of redemption in the property
 known as 12335 WOODWALK
 TERRACE, BOWIE, MARYLAND
 20721 in the Prince George’s
 County, the tax sale certificate for
 which was sold by the Director of
 Finance for Prince George’s County
 as Collector of Taxes for the Prince
 George’s County and the State of
 Maryland to the Plaintiff named in
 the caption above:

DESCRIPTION of the property
 appears on the Collector’s
 Certificate of Tax Sale as follows:
 Property known as 12335 WOOD-
 WALK TERRACE, BOWIE, MARY-
 LAND 20721, TAX ACCOUNT
 NO.: 07 2849222 ON THE TAX
 ROLL OF THE DIRECTOR OF
 FINANCE, LOCATED IN QUEEN
 ANNE, 7TH ELECTRON DIST-
 RICT OF SAID COUNTY,
 DESCRIBED AS FOLLOWS:
 3,990.000 SQ.FT. & IMPS. WOOD-
 MORE SOUTH - LOT 116 BLK D,
 ASSMT \$372,506 LIB 13578 FL 263
 AND ASSESSED TO ROBINSON,
 JADA J. The Complaint stated
 among other things, that amounts
 necessary for redemption have not
 been paid.

It is thereupon this 23rd day of
 February, 2010, by the Circuit Court
 for Prince George’s County,
 ORDERED, that notice be given by
 the insertion of a copy of this Order
 in some newspaper having general
 circulation in Prince George’s
 County, Maryland, once a week for
 three (3) successive weeks, warning
 all persons interested in the prop-
 erty described above to appear in this
 Court by the 27th day of April,

LEGALS

NOTICE

2010, and redeem the property
 described above and answer the
 Complaint of thereafter a final
 judgment will be entered foreclos-
 ing all rights of redemption in the
 property, and vesting in the
 Plaintiff 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

97112 (3-4,3-11,3-18)

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Chanale Taylor
 D’Angelo Clarke
 Dameon Clarke
 Derrick Clarke
 2905 Rose Valley Drive
 Fort Washington, MD 20744

Defendants

**In the Circuit Court for Prince
 George’s County, Maryland**
Case No. CAE 09-37578

Notice is hereby given this 5th
 day of March, 2010, by the Circuit
 Court for Prince George’s County,
 that the sale of the Property men-
 tioned in these proceedings, made
 and reported, will be ratified and
 confirmed, unless cause to the con-
 trary thereof be shown on or before
 the 5th day of April, 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 April, 2010.

The Report of Sale states the
 amount of the foreclosure sale price
 to be \$333,396.44. The property
 sold herein is known as 2905 Rose
 Valley Drive, Fort Washington, MD
 20744.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97190 (3-11,3-18,3-25)

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Funsho D. Adeboyeku
 Mosunmola F. Alli-Abiodun
 4211 74th Place
 Hyattsville, MD 20784

Defendants

**In the Circuit Court for Prince
 George’s County, Maryland**
Case No. CAE 09-33189

Notice is hereby given this 26th
 day of February, 2010, by the
 Circuit Court for Prince George’s
 County, that the sale of the Prop-
 erty mentioned in these proceed-
 ings, made and reported, will
 be ratified and confirmed, unless
 cause to the contrary thereof be
 shown on or before the 29th day of
 March, 2010, provided a copy of
 this notice be published in a news-
 paper of general circulation in
 Prince George’s County, once in
 each of three successive weeks
 before the 29th day of March, 2010.
 The Report of Sale states the
 amount of the foreclosure sale price
 to be \$121,455.00. The property
 sold herein is known as 4211 74th
 Place, Hyattsville, MD 20784.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97105 (3-4,3-11,3-18)

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Victoria Allen
 6317 Inwood Street
 Hyattsville, MD 20785

Defendant

**In the Circuit Court for Prince
 George’s County, Maryland**
Case No. CAE 09-34858

Notice is hereby given this 8th
 day of March, 2010, by the Circuit
 Court for Prince George’s County,
 that the sale of the Property men-
 tioned in these proceedings, made
 and reported, will be ratified and
 confirmed, unless cause to the con-
 trary thereof be shown on or before
 the 8th day of April, 2010, provided
 a copy of this notice be published in
 a newspaper of general circulation
 in Prince George’s County, once in
 each of three successive weeks
 before the 8th day of April, 2010.

The Report of Sale states the
 amount of the foredlosure sale price
 to be \$131,790.39. The property
 sold herein is known as 6317
 Inwood Street, Hyattsville, MD
 20785.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97185 (3-11,3-18,3-25)

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Timothy Valentine
 Traci A. Valentine
 8109 Bird Lane
 Greenbelt, MD 20770

Defendants

**In the Circuit Court for Prince
 George’s County, Maryland**
Case No. CAE 09-01357

Notice is hereby given this 5th
 day of March, 2010, by the Circuit
 Court for Prince George’s County,
 that the sale of the Property men-
 tioned in these proceedings, made
 and reported, will be ratified and
 confirmed, unless cause to the con-
 trary thereof be shown on or before
 the 5th day of April, 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 April, 2010.

The Report of Sale states the
 amount of the foreclosure sale price
 to be \$216,000.00. The property
 sold herein is known as 8109 Bird
 Lane, Greenbelt, MD 20770.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97194 (3-11,3-18,3-25)

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Zuwena M. Iddi
 8915 Woodburn Court
 Lanham, MD 20706

Defendant

**In the Circuit Court for Prince
 George’s County, Maryland**
Case No. CAE 09-01359

Notice is hereby given this 9th
 day of March, 2010, by the Circuit
 Court for Prince George’s County,
 that the sale of the Property men-
 tioned in these proceedings, made
 and reported, will be ratified and
 confirmed, unless cause to the con-
 trary thereof be shown on or before
 the 9th day of April, 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 9th day of April, 2010.

The Report of Sale states the
 amount of the foreclosure sale price
 to be \$474,610.50. The property
 sold herein is known as 8915
 Woodburn Court, Lanham, MD
 20706.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97210 (3-11,3-18,3-25)

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Angela Baker
 3528 Pinevale Avenue
 District Heights, MD 20747

Defendant

**In the Circuit Court for Prince
 George’s County, Maryland**
Case No. CAE 09-19894

Notice is hereby given this 5th
 day of March, 2010, by the Circuit
 Court for Prince George’s County,
 that the sale of the Property men-
 tioned in these proceedings, made
 and reported, will be ratified and
 confirmed, unless cause to the con-
 trary thereof be shown on or before
 the 5th day of April, 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 April, 2010.

The Report of Sale states the
 amount of the foreclosure sale price
 to be \$124,000.00. The property
 sold herein is known as 3528
 Pinevale Avenue, District Heights,
 MD 20747.

PEGGY MAGEE
 Clerk of the Circuit Court for
 Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 97193 (3-11,3-18,3-25)

NOTICE

IN THE MATTER OF:
 COLIN EUGENE BETHEA

FOR THE CHANGE OF
 NAME TO:
 JOSHUA AIDEN JONES

**In the Circuit Court for
 Prince George’s County, Maryland**
Case No. CAE 10-05232

A Petition has been filed to
 change the name of COLIN
 EUGENE BETHEA to JOSHUA
 AIDEN JONES.

The latest day by which an objec-
 tion to the Petition may be filed is
 April 9, 2010.

Peggy Magee
 Clerk of the Circuit Court for
 Prince George’s County, Maryland
 97232 (3-18)

LEGALS

NOTICE

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

Substitute Trustees,
 Plaintiffs

v.

Damian J. Martineau
 Sonia E. Martineau
 7206 King Richard Drive
 Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince
 George’s County, Maryland**
Case No. CAE 09-35445

Notice is hereby given this 26th
 day of February, 2010, by the
 Circuit Court for Prince George’s
 County, that the sale of the Prop-
 erty mentioned in these proceed-
 ings, made and reported, will
 be ratified and confirmed, unless
 cause to the contrary thereof be
 shown on or before the 29th day of
 March, 2010, provided a copy of
 this notice be published in a news-
 paper of general circulation in
 Prince George’s County, once in
 each of three successive weeks
 before the 29th day of March, 2010.

The Report of Sale states the
 amount of the foreclosure sale price
 to be \$318,367.94. The property
 sold herein is known as 7206 King
 Richard Drive, Upper Marlboro,
 MD 20772.

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5544 KAREN ELAINE DRIVE, UNIT 1527
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Maria Samson dated March 17, 2006 and recorded in Liber 24663, Folio 90 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$144,000.00, and an original interest rate of 8.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 23, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$15,000.00 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

97177(3-4,3-11,3-18)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6109 LAMONT DRIVE
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Rodolfo Machado dated June 8, 2005 and recorded in Liber 22493, Folio 063 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$236,250.00, and an original interest rate of 6.990, 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 **MARCH 23, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$25,000.00 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

97176(3-4,3-11,3-18)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14131 BOWSPRIT LANE UNIT 406
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Rochelle Holder dated September 18, 2007 and recorded in Liber 29682, Folio 646 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$199,500.00, and an original interest rate of 7.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 30, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$23,000.00 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

97228(3-11,3-18,3-25)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

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
9610 Old Allentown Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Charles Powell and Janice F. Powell, dated August 5, 2006, and recorded in Liber 26838 at folio 579 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

MARCH 23, 2010

AT 12:30 PM

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

BEGINNING OF THE SAME AT AN IRON PIPE AT THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT; THEME NORTH 84 DEGREES 45’ WEST 257.81 FEET TO THE EASTERLY LINE OF SAID ALLENTOWN ROAD (30’ ROAD).

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 \$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% 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

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

97130(3-4,3-11,3-18)

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
7003 Shepherd Street, Landover Hills, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn Ricks and Joseph E Ricks, dated May 30, 2006, and recorded in Liber 25267 at folio 607 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

MARCH 23, 2010

AT 12:33 PM

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

LOT NUMBERED FOUR (4) IN BLOCK LETTERED "Y" IN THE SUBDIVISION KNOWN AS "SECTION 6, LANDOVER HILLS".

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 \$26,000.00 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

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

97131(3-4,3-11,3-18)

THE PRINCE GEORGE’S POST NEWSPAPER

CALL: 301-627-0900

FAX: 301-627-6260

WISHES YOU A SAFE WEEKEND AND

REMEMBER, DON’T DRINK ALCOHOL AND DRIVE

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5111 TINKERS CREEK PLACE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Alethia Grooms dated June 21, 2006 and recorded in Liber 29281, Folio 451 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$477,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 6, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$58,000.00 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.

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

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

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

97268(3-18,3-25,4-1)

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

6037 67TH PLACE
 RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Bosse J. Kouabo dated January 3, 2007 and recorded in Liber 27159, Folio 562 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, and an original interest rate of 9.950, 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 **MARCH 30, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$38,500.00 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,
 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

97229
 (3-11,3-18,3-25)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

131 SENECA DRIVE
 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Francis C. Alavarez-Mejia dated April 18, 2008 and recorded in Liber 29949, Folio 621 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, and an original interest rate of 6.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 30, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$34,500.00 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

97231
 (3-11,3-18,3-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

506 WILSON BRIDGE DRIVE, UNIT # 6707 B2
 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Jamilla E. Williams dated June 15, 2005 and recorded in Liber 22475, Folio 427 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$98,250.00, and an original interest rate of 12.250, 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 **MARCH 23, 2010 AT 11:00 AM**.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$12,500.00 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

97150
 (3-4,3-11,3-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

7633 WOODBINE DRIVE
 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Peter Lewnes dated July 27, 1998 and recorded in Liber 12384, Folio 625 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$81,216.07, and an original interest rate of 7.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 23, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$8,500.00 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.

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

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

Mid-Atlantic Auctioneers, LLC
 606 Baltimore Avenue, Suite 206
 Towson, MD 21204

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

97093
 (3-4,3-11,3-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

13615 WATER FOWL WAY
 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Oliver N. Ubah and Monique C. Williams dated January 9, 2008 and recorded in Liber 30397, Folio 421 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an original interest rate of 24.00, 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 **MARCH 23, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$30,000.00 by 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

97152
 (3-4,3-11,3-18)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

11000 SNOW COURT
 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from LePrince J. Hall and Gina Simms dated August 31, 2006 and recorded in Liber 026204, Folio 0404 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$354,400.00, and an original interest rate of 9.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 23, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$35,000.00 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

97154
 (3-4,3-11,3-18)

LEGALS

NOTICE

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

v.
Larry O. White, Sr.
11419 Abbottswood Court Unit #46-3
Upper Marlboro, MD 20774
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-34228**

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$273,976.43. The property sold herein is known as 11419 Abbottswood Court Unit #46-3, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97106 (3-4,3-11,3-18)

NOTICE

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

v.
Lorenzo M. Wooten
Betty T. Wooten
2404 Henson Valley Way
Fort Washington, MD 20744
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-25691**

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$204,731.07. The property sold herein is known as 2404 Henson Valley Way, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97107 (3-4,3-11,3-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ICLAIN B. SAVOY

Notice is given that James T. Harris, whose address is 2935 Brinkley Road #202, Temple Hills, MD 20748 was on February 4, 2010 appointed personal representative of the estate of Iclain B. Savoy, who died on January 25, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of August, 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.

JAMES T. HARRIS
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 83793

97111 (3-4,3-11,3-18)

NOTICE

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

v.
George N. Lyseight
Gloria Lyseight
7500 23rd Avenue
Hyattsville, MD 20783
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33731**

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

The Report of Sale states the amount of the foreclosure sale price to be \$338,448.89. The property sold herein is known as 7500 23rd Avenue, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97108 (3-4,3-11,3-18)

NOTICE

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

v.
Terry Floyd
A.J. Szczerbicki, Personal Representative for the Estate of Terry Floyd
7507 Willow Hill Drive
Landover, MD 20785
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-14154**

Notice is hereby given this 2nd 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 2nd day of April, 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 2nd day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$86,000.00. The property sold herein is known as 7507 Willow Hill Drive, Landover, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97139 (3-4,3-11,3-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WINSTON M HARBIN

Notice is given that Doreen A Harbin, whose address is 13409 Trumpeter Swan Ct., Upper Marlboro, MD 20774 was on February 19, 2010 appointed personal representative of the estate of Winston M Harbin, who died on November 10, 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 19th day of August, 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.

DOREEN A HARBIN
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 83238

97197 (3-11,3-18,3-25)

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.
Areyal L. Hall
9089 Hardesty Drive
Clinton, MD 20735
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-34747**

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$280,000.00. The property sold herein is known as 9089 Hardesty Drive, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97110 (3-4,3-11,3-18)

NOTICE

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

v.
Dirk D. Smith
8604 Ritchboro Road
District Heights, MD 20747
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-02072**

Notice is hereby given this 2nd 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 2nd day of April, 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 2nd day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$132,133.01. The property sold herein is known as 8604 Ritchboro Road, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97140 (3-4,3-11,3-18)

**RICHARD L. SUGARMAN
Attorney-at-Law
5101 River Road, #1712
Bethesda, Maryland 20816
(301) 907-6886**

**SUBSTITUTE TRUSTEE'S
SALE OF IMPROVED
REAL ESTATE
KNOWN AS 11234 Old Baltimore Pike, Beltsville, Maryland
described as a Commercial Truck Repair Garage**

Case No. CAE09-00950

By virtue of the power and authority contained in a Deed of Trust from Corey Maragh and Rajistree Ramsammy dated January 29, 2007 and recorded among the Land Records of Prince George's County, Maryland in Liber 27040 at folio 066, upon default and request made by the party secured thereby for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland, specifically at the entrance to the secured portion of the parking garage, to the left of the Bourne Wing/Commissioner's entrance, designated by the present of the picnic table, on

FRIDAY, MARCH 26, 2010
AT 9:15 A.M.

all of the land and improvements thereon described in said Deed of Trust as follows:

Lot numbered Sixteen (16) in Block numbered Forty-five (45) in the subdivision known as SECTION 3, BELTSVILLE, as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book A at Plat 64, and being in the 1st Election District of said County.

TERMS OF SALE: A deposit of \$15,000.00 payable in cash, certified check or in any other form as the Substitute Trustee, in his sole discretion, may determine acceptable. The balance of the purchase price, in cash, with interest as set forth in the Deed of Trust Note from the date of sale to the date of payment is to be paid within ten (10) days after the final ratification of the sale. Taxes, public charges, assessments and water rent to be adjusted to date of sale and thereafter be assumed by the purchaser. Said property being sold in "AS IS" condition, subject to conditions, restrictions, covenants, rights of way, easements and agreements of

record, if any. Title examination, conveyancing, State and County transfer tax, Recordation taxes and all other costs incident to the settlement are to be paid by the purchaser. The purchaser shall comply with these terms of sale within the time aforesaid, otherwise, in addition to any other remedies available to the Substitute Trustee at law or in equity, the Substitute Trustee may, at his election, declare the deposit forfeited and resell the premises at the risk and expense of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency plus all costs and expenses of both sales. If the sale is not ratified, or if for any reason the Substitute Trustee is unable to convey clear, marketable title, the sale shall be void and 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 to the purchaser, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee.

RICHARD L. SUGARMAN
Substitute Trustee

97182 (3-11,3-18,3-25)

NOTICE

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

v.
Joyce O. Osifuye
7665 Arbory Court, Unit 23
Laurel, MD 20707
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33784**

Notice is hereby given this 26th day of February, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of March, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of March, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$284,118.25. The property sold herein is known as 7665 Arbory Court, Unit 23, Laurel, MD 20707.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97109 (3-4,3-11,3-18)

**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 March 29, 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 # 4736 2000 JEEP GRAND CHEROKEE
VIN # 1J4GW48S5YC221429
SUPERIOR AUTO SERVICE
13555-C BALTIMORE AVE
LAUREL

LOT # 4740 2000 TOYOTA CELICA
VIN # JTDDR32T3Y0030492
PULASKI HIGHWAY MOTOR
1009 PULASKI HWY
JOPPA

LOT # 4741 2003 MERCEDES-BENZ CL500
VIN # WDBPJ75J23A038817
BROTHERS COLLISION
4000 REISTERSTOWN ROAD
BALTIMORE

LOT # 4742 2000 KIA SEPHIA
VIN # KNAFB1211Y5821703
AUTO MALL TOWING
2137 N FOUNTAIN GREEN RD
BELAIR

LOT # 4743 2005 MAZDA MX6
VIN # JM1BK12F551279070
AUTO MALL TOWING
2137 N FOUNTAIN GREEN RD
BELAIR

LOT # 4745 2003 CHEVROLET MALIBU-V6
VIN # 1G1ND52J83M68756
PRECISION TUNE
3700 YORK ROAD
BALTIMORE

LOT # 4746 2000 CHRYSLER VOYAGER
VIN # 2C4GJ45G1YR780794
PRECISION TUNE

LEGALS

NOTICE

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

Solomon Idowu Ogunbiyi aka
Solomon Idowu Olubiyi
Defendant

**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-29301**

ORDERED, this 2nd day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11299 Laurel Walk Drive, Unit 188, Laurel, Maryland 20708 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 2nd day of April, 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 2nd day of April, 2010, next.

The report states the amount of sale to be \$171,067.94.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97142 (3-4,3-11,3-18)

NOTICE

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

v.
Claudio Mata
Yenni S. Felix
5603 35th Avenue
Hyattsville, MD 20782
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-09324**

Notice is hereby given this 2nd 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 2nd day of April, 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 2nd day of April, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$400,000.00. The property sold herein is known as 5603 35th Avenue, Hyattsville, MD 20782.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97141 (3-4,3-11,3-18)

NOTICE

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

v.
Owen Mokom
14517 Clover Hill Terrace
Bowie, MD 20720
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-04959**

Notice is hereby given this 5th 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 5th day of April, 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 April, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$201,851.19. The property sold herein is known as 14517 Clover Hill Terrace, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97192 (3-11,3-18,3-25)

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

3700 YORK ROAD
BALTIMORE
LOT # 4747 1997 MERCEDES-BENZ E320
VIN # WDBJF55FXVA421611
PRECISION TUNE
3700 YORK ROAD
BALTIMORE

LOT # 4749 2001 CHEVROLET TRUCK S10 PICKUP
VIN # 1GCDT13W81K227375
SHORE POWER & RESTORATION
PO BOX 268, 8182 RT 579
BOZMAN

LOT # 4750 1995 MERCEDES-BENZ S 320V
VIN # WDBGA33E2SA246886
LOGOH'S MOTORS INC
3815 38TH ST
BRENTWOOD

LOT # 4489 2007 HONDA CIVIC
VIN # 2HGFA555X7H703797
KEN DIXON AUTOMOTIVE
2298 CRAIN HIGHWAY
WALDORF

LOT # 4803 2004 CHRYSLER SEBRING
VIN # 1C3EL45R94N187070
BOBBY RAY WATERS
622 CHARLES AVE
DEALE

**TERMS OF SALE: CASH
PUBLIC SALE**

The Auctioneer reserves the right to post a Minimum Bid

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

97206 (3-11,3-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**NANCY M CAFARELLI
AKA: MARIA NUNZIATA
CAFARELLI**

Notice is given that Jason Cafarelli, whose address is 818 Sheridan Street, Hyattsville, MD 20783 was on February 19, 2010 appointed personal representative of the estate of Nancy M Cafarelli who died on February 1, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of August, 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.

JASON CAFARELLI
Personal Representative

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

Estate No. 83851
97198 (3-11,3-18,3-25)

NOTICE

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

v.
Neil Manuel Alban
4607 Cherry Hill Road
College Park, MD 20740
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-25064**

Notice is hereby given this 5th 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 5th day of April, 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 April, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$198,971.93. The property sold herein is known as 4607 Cherry Hill Road, College Park, MD 20740.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97191 (3-11,3-18,3-25)

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
15306 Pine Tree Way, Bowie, MD 20721-3026

By virtue of the power and authority contained in a Deed of Trust from ROBERT E. THOMAS AND NELLIE E. THOMAS, dated February 12, 1993 and recorded in Liber 8656 at Folio 493 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

WEDNESDAY, MARCH 24, 2010
AT 3:00 P.M.

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

BEING KNOWN AND DESIGNATED AS LOT 11, BLOCK "C", AS SHOWN ON A PLAT ENTITLED, "SECTION 1 & 2, PLAT 2, TALL OAKS CROSSING RECORDED AMONG THE PLAT RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN PLAT BOOK 124, PLAT NUMBER 64.

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

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.875% 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

97094 (3-4,3-11,3-18)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
 Attorneys and Counselors At Law
 401 North Washington Street, Suite 550
 Rockville, Maryland 20850
 Telephone 301-738-7657
 Telecopier 301-424-0124
SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
7529 Val Lane, Forestville, MD 20747-1891

By virtue of the power and authority contained in a Deed of Trust from ELAINE ANNETTE MACKALL and ROBERT EUGENE MCCLAIN, dated December 20, 1996 and recorded in Liber 11210 at Folio 288 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

WEDNESDAY, MARCH 24, 2010
AT 3:15 P.M.

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

LOT 24, BLOCK B, AS SHOWN ON A PLAT ENTITLED "PLAT FOUR, WINTERGREEN", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 158, AT PLAT 77, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.
 BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 11052, AT FOLIO 79.

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

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

chaser 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

97095 (3-4,3-11,3-18)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
 Attorneys and Counselors At Law
 401 North Washington Street, Suite 550
 Rockville, Maryland 20850
 Telephone 301-738-7657
 Telecopier 301-424-0124
SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
12901 Trumbull Drive, Upper Marlboro, MD 20772

By virtue of the power and authority contained in a Deed of Trust from PAUL D. HORNE, JR., dated April 10, 2006 and recorded in Liber 25159 at Folio 518 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, MARCH 24, 2010
AT 3:05 P.M.

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

Lot numbered Thirty-Three (33) in Block numbered Thirty-one (31) in the subdivision known as "Section Four D, Brandywine Country", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WW 77 Plat No. 74. Being in the 5th Election District. Tax Id. No. 1752385. Property address: 12901 Trumball Drive, Upper Marlboro, MD 20716.

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

TERMS OF SALE: A deposit of \$14,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
 Substitute Trustees by virtue of Instrument recorded
 among the land records of Prince George's County, Maryland

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

97096 (3-4,3-11,3-18)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
 Attorneys and Counselors At Law
 401 North Washington Street, Suite 550
 Rockville, Maryland 20850
 Telephone 301-738-7657
 Telecopier 301-424-0124
SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
2316 Anvil Lane, Temple Hills, MD 20748

By virtue of the power and authority contained in a Deed of Trust from PATRICIA WALTON, dated January 11, 2007 and recorded in Liber 27305 at Folio 456 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 auction at the entrance in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, MARCH 24, 2010
AT 3:10 P.M.

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

Lot numbered one hundred twenty-six (126) in block lettered "A", in the subdivision known as "Section Two", Hillcrest Towne" as per plat

LEGALS

thereof recorded in Plat Book WWW 83, at plat 23, among the Land Records of Prince George's County, Maryland; being the

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

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
 Substitute Trustees by virtue of Instrument recorded
 among the land records of Prince George's County, Maryland

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

97097 (3-4,3-11,3-18)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
 Attorneys and Counselors At Law
 401 North Washington Street, Suite 550
 Rockville, Maryland 20850
 Telephone 301-738-7657
 Telecopier 301-424-0124
SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
1105 Falconett Court, Upper Marlboro, MD 20774-6010

By virtue of the power and authority contained in a Deed of Trust from SELWYN SARGEANT, dated October 2, 2006 and recorded in Liber 26329 at Folio 396 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, MARCH 24, 2010
AT 3:20 P.M.

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

LOT NUMBERED TEN (10), IN BLOCK LETTERED "A", AS SHOWN ON THE RE-RECORDED PLAT ENTITLED, "PLAT 1, GREENWOOD MANOR", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 122, PLAT 27.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.75% 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

97098 (3-4,3-11,3-18)

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
1306 Jefferson Road, Ft. Washington, MD 20744-2845

By virtue of the power and authority contained in a Deed of Trust from ALPHEUS C. DEMESME, JR. and FAREEDA B. DEMESME, dated July 31, 1992 and recorded in Liber 8410 at Folio 589 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 Courthouse door, at auction at the entrance in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, MARCH 24, 2010
AT 3:25 P.M.

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

Lot numbered Twenty-Four (24), in Block lettered "G" in the subdivision known as "FORT WASHINGTON FOREST", as per plat recorded in Plat Book WWW 25 at Plat 11, among the Land Records of Prince George's County, Maryland; being in the 5th Election District of said County.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.5% 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
 97099 (3-4,3-11,3-18)

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
 11785 Beltsville Drive
 Tenth Floor
 Calverton, Maryland 20705
 (301) 572-7900

TRUSTEES' SALE

Of valuable, improved real estate, located at 2816 Iverson Street,
Temple Hills, Maryland, Prince George's County, Maryland, 20748.

By virtue of the power and authority contained in the Master Deed recorded October 30, 1972, in Liber 4161 at folio 208, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Iverson Square Condominium v. Lorenzo W. Daniels, P.R. of the Estate of Franklin Roosevelt Daniels [a/k/a Roosevelt Daniels], et al. Case No: CAE 09-11406, defen--dants therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

MARCH 24, 2010
AT 2:40 P.M.

to be held in front of the Main Street entrance to the Duval Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that lot of ground and the improvements thereon described as follows:

Unit numbered 92 in a plat of condominium entitled "MASTER PLAT 2, IVERSON SQUARE CONDOMINIUM", as per plats and plans thereof recorded in Condominium Plat Book 82 at Plats 82 through 90 among the Land Records of Prince George's County, Maryland, and being part of the land and premises made subject to a Horizontal Property or Condominium Regime by a Master Deed dated October 30th, 1972 and recorded in Liber 4161 at folio 208 among the aforesaid Land Records.

The property has an address of 2816 Iverson Street, Temple Hills, Maryland 20748.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to any prior deeds of trust and any other prior liens of record, the existence of which, and outstand--ing balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

In the event of any dispute among the bidders, the Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the property.

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars (\$5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit.

At settlement, the balance of the purchase price with interest thereon at the rate of eighteen percent (18%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees

LEGALS

to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of 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. 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.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND KIA WASHINGTON, Trustees
 97115 (3-4,3-11,3-18)

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Indefinite Quantity – Term Contract for Site Restoration and Stabilization, Contract Number 850-H (E), will be received until April 9, 2010, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy-Five Dollars (\$75.00) Dollars will be charged for the purchase of the contract documents, which are available for review on March 15, 2010, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. This is an Indefinite Quantity–Term contract to perform Site Restoration and Stabilization work at various locations in Prince George's County. This solicitation will be used to establish contract terms, conditions and contract rates for these construction efforts. Specific assignments under this contract will utilize a combination of these rates to collectively develop a Work Order.

QUANTITY	UNIT	DESCRIPTION
2,000	CY	Sediment Excavation and Removal
2,000	TON	Furnish and Place structural Fill
2,000	TON	Furnish and Place Non-structural Fill
2,000	LF	Earth Dikes
2,000	LF	Temporary Swales
2,000	LF	Perimeter Dikes/Swales
2,000	TON	Rip Rap Inflow Structure
800	SY	Grouting of Stone Rip Rap
40	EA	Gabion Inflow Protection
80	EA	Stone Check Dam
80	EA	Stone Outlet Structure
40	EA	Dewatering/Filter Bag
2,000	LF	Silt Fence
1,000	LF	Super Silt Fence
200	EA	Standard Inlet Protection
200	EA	At Grade Inlet Protection
200	EA	Curb Inlet Protection
2,000	TON	Stabilized Construction. Entrance
2,000	TON	Furnish and Place #57 Stone
2,000	TON	Furnish and Place CR6 Aggregate
2,000	LF	Corrugated Metal Pipe – 16 Gauge – 12" Dia
2,000	LF	Corrugated Metal Pipe – 16 Gauge – 18" Dia
2,000	LF	Corrugated Metal Pipe – 14 Gauge – 24" Dia
20,000	SY	Temporary Seed, Straw and Mulch
20,000	SY	Permanent Seed Straw and Mulch
10,000	SY	Sod Installation
20,000	SY	Furnish and Place Topsoil – 4 Inch Depth

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Indefinite Quantity – Term Contract for Site Restoration and Stabilization, Contract Number 850-H (E).”

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on March 26, 2010, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

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

97202 (3-11,3-18,3-25)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 23, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND
1:30 P.M.

Notice is hereby given that on Tuesday, March 23, 2010 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-16-2010 – A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLANS: FY 2008 AND FY 2009 for the purpose of clarifying validity procedures for major subdivision under certain circumstances.

CB-22-2003—AN EMERGENCY ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of amending the Prince George's County FY 2008 and FY 2009 Annual Action Plans to include as HOME Investment Partnerships ("HOME") projects: The Singer Building, Romwood Square, Livingston Forest, Rainier Manor, and Parkview at Laurel.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. 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

97178 (3-11,3-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

11603 ASSYRIA STREET
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Charles Doug Crawford dated December 20, 2007 and recorded in Liber 29235, Folio 293 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$228,060.00, and an original interest rate of 5.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 6, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvement 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 \$24,000.00 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
 97305 (3-18,3-25,4-1)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

812 VAUXHALL ROAD
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Roxana Jones Bannister and James R. Bannister dated December 13, 2006 and recorded in Liber 27030, Folio 340 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$261,000.00, and an original interest rate of 3.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 6, 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 \$28,000.00 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
 97306 (3-18,3-25,4-1)

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND
AND

THE PRINCE GEORGE’S COUNTY PLANNING BOARD OF THE
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION

NOTICE OF JOINT PUBLIC HEARING

NOTICE OF HEARING ON THE PROPOSED AMENDMENTS TO THE ADOPTED CENTRAL US 1 CORRIDOR SECTOR PLAN AND ENDORSED SECTIONAL (ZONING) MAP AMENDMENT

Pursuant to the provisions of Article 28 of the Annotated Code of Maryland and the Zoning Ordinance of Prince George’s County, being also Subtitle 27 of the Prince George’s County Code, the Prince George’s County Council, sitting as the District Council for that part of the Maryland-Washington Regional District Council in Prince George’s County, and the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission will hold a public hearing to receive testimony regarding the Proposed Amendments to the Adopted Central US 1 Corridor Sector Plan and Endorsed Sectional (Zoning) Map Amendment (SMA).

**TUESDAY, APRIL 6, 2010
7:00 P.M.**

**COUNTY ADMINISTRATION BUILDING
COUNCIL HEARING ROOM, FIRST FLOOR
14741 GOVENOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772**

The Adopted Central US 1 Corridor Sector Plan and SMA area is generally comprised of the properties bounded by the city boundaries of College Park to the north, the southern limit of mixed-use properties south of Guilford Road to the south, and commercial, mixed-use, vacant and related properties fronting or oriented to US 1 to the east and west, including established residential areas along Guilford Drive, Knox Road, and Cherry Hill Road, and commercial and residential properties located in the Hollywood community at the intersection of Rhode Island Avenue and Edgewood Road and all properties inclusive of 47th Place West between Lackawanna Street and 48th Place.

The purpose of this hearing is to give all interested persons the opportunity to express their views on the amendments proposed by the District Council, as well as other aspects of the adopted Sector Plan and endorsed SMA. These amendments are identified in CR-18-2010 and as follows:

AMENDMENT ONE: Delete all references and text in the adopted sector plan (consisting of the preliminary plan document and PGCPB 09-170) dealing with “future walkable nodes” and “proposed walkable nodes.” Revise the captions for images on pages 68 and 69 to appropriately describe the images without referencing these terms. Delete text referencing designation of future corridor nodes on page 50 accordingly.

AMENDMENT TWO: Revise street cross-section drawings included in the adopted sector plan and development district standards as necessary to clearly indicate the preferred cross-section dimensions for US 1.

AMENDMENT THREE: Ensure the preferred cross-section dimensions for US 1 contain bicycle side-paths/buffered bicycle lanes along the entirety of US 1. These dedicated bicycle facilities shall be designed to maximize convenience and safety to encourage use of the bicycle as a true alternate to the automobile. Encourage continuation of side-path/buffered bicycle lane materials across curb cuts whenever possible.

AMENDMENT FOUR: Retain the portion of the City of College Park north of the Capital Beltway in the Developing Tier. Delete all references and revise all maps that indicate a revision to the General Plan tier boundaries in this area.

AMENDMENT FIVE: Add the following text to page 50: *“Corridor nodes located north of MD 193 shall not be considered for future application of Subtitle 27A of the County Code.”*

AMENDMENT SIX: Add a new policy and strategies to the Corridor Infill Policies section on pages 72-73 as follows, and revise the Development District Standards as appropriate to implement the strategies:

“Policy 4

Establish appropriate residential densities within the corridor infill areas to ensure preservation of existing single-family neighborhoods.

Strategies

1. Limit residential density by reducing the maximum number of dwelling units per acre permitted in the M-U-I Zone.
2. Require acquisition of at least one and a half acres of property under single ownership to permit rezoning to the M-U-I Zone through the Detailed Site Plan process detailed under Section 27-548.26 of the Zoning Ordinance.”

AMENDMENT SEVEN: Revise the land use and urban design discussions on Seven Springs Village on pages 96-97 to place emphasis on minimizing impacts on the floodplain, preserving open space, providing tall buildings in the center of the property with smaller-scale buildings along the northern and southern boundaries, trail dedication along the northern portion of the property, and maximizing attention to innovative stormwater management techniques to preserve and enhance the Paint Branch stream valley. Revise the land use and urban design discussions on the Autoville community on page 96 to address the desire to encourage senior housing and professional office development; to preclude big-box retail stores, fast food restaurants, convenience stores, and gas stations; to preclude any future connection to the end of Kiernan Road; to preclude future vehicular connections between Autoville Road North and Autoville Road South; to discourage through traffic from Cherry Hill Road; and to consider alternative zoning categories to implement these policies.

AMENDMENT EIGHT: Delete the detailed illustrative concept drawings and the “general recommendations” text box featured on page 97.

AMENDMENT NINE: Revise the Uptown land use and urban design discussions on page 98 to discourage big-box retail stores, emphasize the desire and potential for high-intensity office uses, and clearly indicate the desired pattern of development, while allowing for tall office buildings as the market evolves, should be compatible with the smaller-scale, mixed retail and office uses north of the Ikea entrance drive on the Camden/Roadside property.

AMENDMENT TEN: Indicate in the sector plan text and on the trails maps that while the need for land reservation for a trail on the northern side of Cherry Hill Road exists, the preferred alignment of the continuation of the Paint Branch Stream Valley Park Trail is along the southern side of Cherry Hill Road, through the northern edge of the Seven Springs property, and across the Capital Beltway on the western side of Cherry Hill Road into the Subregion I Master Plan area.

AMENDMENT ELEVEN: Add the following text on page 157 after Table 11:

“Pupil Yield

Table 12 shows the current pupil yield rates for each dwelling unit type. The pupil yield is the estimated number of elementary, middle, and high school students per dwelling unit. The current pupil yield rates are based on 2008 enrollment numbers. It is important to note that the current pupil yield rates are for single-family detached dwelling units, single-family attached, multi-family garden-style, as well as multi-family dwelling units with structured parking. The Planning Department observed a decrease in household size since the year 2000 Census, which would affect the pupil yield. The current elementary pupil yield for each dwelling unit type is significantly lower than the previously used elementary rate developed in 2001. Prior to the update, the pupil yield rates for all housing types were .24, .06, and .12 for elementary, middle and high schools respectively. See Appendix 5 for more information on the pupil yield methodology used in this sector plan.”

Add the following text as new Appendix Five after page 424:

“Pupil Yield Methodology

Development of Pupil Yield for Single-Family Dwelling Units

LEGALS

The Planning Department used a listing of all single-family dwelling units in Prince George’s County as of October 24, 2006. From this listing, the Department determined the total number of addresses needed to represent a 5 percent sample of attached and detached single-family dwelling units in each Subregion of the county. The Maryland State Tax Assessors File was queried and 10 percent of the properties classified as single-family detached or townhouses in Prince George’s County were returned. The Department then sorted the addresses by Subregion and dwelling unit type. To achieve the 5 percent sample size, the Department selected one dwelling unit for each street represented in the 10 percent sample, then manually selected random dwelling units using a number of techniques. The techniques used included sorting the entire table by street number and selecting, the first, third, fifth, etc., line, and selecting random lines until a 5 percent sample was achieved. This sample was submitted to Prince George’s County Public Schools (PGCPS) in order to determine the pupil yield for each dwelling unit type.

Development of Pupil Yield for Multi-Family Dwelling Units

The Planning Department used a listing of every multifamily housing unit in the county as of

November 8, 2006. From this the total number of addresses needed to represent a 5 percent sample in each Subregion was determined. Because this file drew from a number of sources, including the county permits database, city permits databases, the Department of Housing and Urban Development, and the Maryland Department of Assessments and Taxation, and was crosschecked against Census and postal data, it is considered to be the best source of information about multifamily dwelling units in the county. The multifamily sample was then provided to PGCPS and they submitted their results.

Development of Pupil Yield for Multifamily Dwelling Units in Centers and Corridors

The 2002 General Plan directs intensified growth around designated Centers and Corridors. Residential development around activity nodes in centers and corridors are to include significant numbers of mid- to high-rise buildings. In the past, the Planning Department has integrated such structures with a general pupil yield factor that encompasses all apartments. However, in recognition of the diversity of housing types in these communities, as well as to attract development to these nodes, it is important to look at them separately from the garden apartments that are more prevalent in the county’s multi-family housing stock.

Montgomery, Arlington, and Fairfax Counties all have considerably more transit-oriented or transit-adjacent residential development than does Prince George’s County. High-rise multifamily housing stock in the county tends to be located away from transit services and outside designated centers and corridors. The Department contacted each of these counties to determine their pupil yield factors for mid- and high-rise development surrounding transit stations. The range for each county’s pupil yield was approximately the same. After consulting with Montgomery County and comparing their multifamily housing stock and planning efforts around centers and corridors to that of Prince George’s County, the Department decided to go with Montgomery County’s pupil yield factors until such point in the future where Prince George’s County has enough mid- to high-rise housing stock in centers and corridors to conduct a full survey.”

AMENDMENT TWELVE: Revise policy 2 on page 159 to read: “Preserve, retain, and support existing public school facilities, school sites, and properties owned by the Board of Education.” Add a new strategy to policy 2 on page 159 to read: *“Consider reuse of the Calvert Road School as a public choice school.”*

AMENDMENT THIRTEEN: Delete references to the acquisition of property for a playground to serve the College Park Youth and Family Service Building from the sector plan and Appendix One, and add text to recommend the construction of a community center in the Hollywood Commercial District over the short-term (0-10 years) to the Development Pattern, Parks and Recreation, and Implementation elements and to Appendix One.

AMENDMENT FOURTEEN: Add a new Corridorwide phasing recommendation in the short-term on page 210 as follows: *“Establish a tax increment financing (TIF) strategy for the corridor to support the construction of public improvements.”*

AMENDMENT FIFTEEN: Add a new Corridorwide phasing recommendation in the short-term on page 210 as follows: *“Establish a corridor-wide Transportation Demand Management (TDM) District and a self-sustaining Transportation Management Association (TMA) to manage it.”* Add similar language to Table 15 on pages 205-206, with the following potential parties identified: Prince George’s County government, Revenue Authority, SHA, DPW&T, City of College Park, University of Maryland, WMATA, Maryland Department of Transportation, and developers.

AMENDMENT SIXTEEN: Replace the second sentence in the 6th paragraph on page 225 with the following wording: *“All new development and redevelopment of existing structures within the DDOZ shall comply with the Development District Standards and the general intent and goals of the Central US 1 Corridor Sector Plan.”*

AMENDMENT SEVENTEEN: Add a new bullet under “Site Plan Submittal Requirements” on page 227 as follows: *“A LEED (Leadership through Energy and Environmental Design) scorecard as developed by the U.S. Green Building Council to illustrate how the proposed development addresses issues of sustainability.”*

AMENDMENT EIGHTEEN: Delete the third bullet on page 242 and replace the fourth bullet with the following language: *“Within a public parking district established by a public entity, required parking may be waived if a fee-in-lieu is paid on a per space basis to the public entity that manages the parking district, at a rate to be determined by the public entity and based on a preliminary engineering cost estimate for the parking facility, provided that public parking is available within one quarter mile of the development.”*

AMENDMENT NINETEEN: Revise bullet one under Drive-Throughs on page 246 to read: “Drive throughs shall not be permitted in the walkable nodes, [or] existing residential areas, south of Delaware Street, or along Cherry Hill Road.”

AMENDMENT TWENTY: Add a new section to the building form development district standards on page 246, and re-title the page header, to address bedroom percentages as follows:

“Bedroom Percentages

Bedroom percentages for multifamily dwellings as specified in Section 27-419 of the Zoning Ordinance shall not apply within the Central US 1 Corridor development district.”

AMENDMENT TWENTY ONE: Change the zoning of the Lin-Roy LLC, Gamber Properties LLC, Dunn, Chang, Kong, Buchheister, and Burke properties located east of US 1 along Guilford and Calvert Roads from the M-U-I (Mixed-Use Infill) Zone to the R-55 (One Family Detached Residential) Zone to implement the sector plan policies and recommendations for existing residential development (1.28 acres, Tax Map 33, Grid C4, College Park Homes Subdivision, Plat A21-0632, Lots 1-3; College Park – Change Addition, Plat 21191051, Lots 1 and 2; College Park Homes Subdivision, Plat A-21-0638 Lots 10 and 11).

AMENDMENT TWENTY TWO: Retain the zoning of the ZH Investments LLC property in the C-O (Commercial Office) Zone (1.0 acre, Tax Map 25, Grid E1, Hollywood Station, Plat 01228073, Parcel A).

AMENDMENT TWENTY THREE: Change the zoning for the Hollywood Commercial District, excluding the REI shopping center, to the L-A-C (Local Activity Center) Zone at the Neighborhood scale (8.3 acres, Tax Map 25, Grids F1 and F2, Hollywood Addition, Plat A01-4086, Parcels A1 and A2; Hollywood Addition, Plat A01-1836, Outlot 5; Hollywood, Plat A21-4889, Lot 10; Hollywood Addition Plat A01-3539, Parcel B; Hollywood Resubdivision, Plat 21111005, Lot 12; Hollywood Addition, Plat A01-1659, Parcel A1 of Parcel A 9/15/04 and Part of Parcel A; Hollywood Addition, Plat A01-1836, Parcel A2; Hollywood Addition, Plat A01-4086, Parcels A1 and A2; Hollywood, Plat A21-5264, Lot 11; Hollywood Addition, Plat A01-1836, Cen Part of Parcel A, S Part of Parcel A, Part of Parcel A, Parcel A, Part of NE Part of Parcel A, NW Part of Parcel A, and Part of NE Part of Parcel A). Specify that the alternative base density zone recommended in the Sectional Map Amendment shall be the C-S-C (Commercial Shopping Center) Zone.

AMENDMENT TWENTY FOUR: Change the zoning for the Shaban properties from the C-S-C (Commercial Shopping Center) Zone to the O-S (Open Space) Zone (0.72 acres, Tax Map 25, Grid F1, Hollywood Addition, Parcel A3 and Lot at SE corner of Parcel A).

LEGALS

AMENDMENT TWENTY FIVE: Retain the properties endorsed as SMA Change 5 in the R-55 (One Family Detached Residential), C-O (Commercial Office) and C-S-C (Commercial Shopping Center) Zones (6.3 acres, Tax Map 25, Grid E2, Baltimore Boulevard Plaza, Plat 21160080, p/o Lot 1; Tax Map 25, Grid E2, Parcel 31 and p/o Parcel 34; Tax Map 25, Grid E2, Townplace Suites, Plat 21228071, Lot 1; Tax Map 25, Grid E2, Hollywood on the Hill, Plat E21-0772, Block 13, Lots 1-5, 15-20, and 26-40; Tax Map 25, Grid D2, Cherry Hill, p/o Parcel 25).

AMENDMENT TWENTY SIX: Revise the DDOZ (Development District Overlay Zone) boundaries specified in endorsed SMA Change 14 to exclude the residential neighborhoods of Autoville North, Autoville South, and Edgewood, the Ikea, Holiday Inn, and Camden/Roadside properties, and the Paint Branch Stream Valley north of MD 193 and west of US 1.

Copies of CR-18-2010, which lists the amendments that are the subject of this public hearing, are available at the Prince George’s County Legislative Information System web page at <http://egov.co.pg.md.us/lis>, and also available at the following locations:

College Park City Hall 4500 Knox Road College Park, MD 20740	The Maryland-National Capital Park and Planning Commission County Administration Building, 14741 Governor Oden Bowie Drive
--	--

Office of the Clerk of the County Council County Administration Building Second Floor 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772	Planning Information Services Lower Level Upper Marlboro, MD 20772
--	--

<http://www.pgplanning.org/Central-US1.htm>

The public hearing is part of a process leading to the approval of the proposed zones and changes to the plan. Approval of the proposed zones may result in changes to the density and uses permitted on the properties.

The hearing is important to persons owning land in the area because the plan establishes policies which will help define the type, amount, character and location of future development. **Approval of a new sectional map amendment, concurrent with the sector plan approval, could result in rezoning of the properties identified above, which could then affect property values and tax liability.**

Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Persons desiring to speak may register in advance by calling 301-952-4585/TTY 301-952-4366, or may sign up on the day of the hearing. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. E-mails or faxes will not be considered, unless followed by an original mailed to the Clerk of the Council. The record will be kept open for three days after the public hearing for written comments. Written comments may be submitted until April 9, 2010, to the Clerk of the County Council, County Administration Building, Room 2170, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772.

For further information, please contact Chad Williams, Project Manager, M-NCPPC, Community Planning North Division, at 301-952-3171 or e-mail at chad.williams@ppd.mncppc.org, or visit the project website at: <http://www.pgplanning.org/Central-US1.htm>.

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

ATTEST:
Redis Floyd
Clerk of the Council

THE MARYLAND-NATIONAL
CAPITAL PARK AND PLANNING
COMMISSION
BY: Patricia Colihan Barney

ATTEST:
Alfred Warfield
Acting Secretary-Treasurer

97264 (3-18)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

**TUESDAY, APRIL 6, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

1:30 P.M.

Notice is hereby given that on Tuesday, April 6, 2010 the County Council of Prince George’s County, Maryland, will hold the following public hearing:

CR-13-2010 – A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLANS: FY 2006, FY 2007, FY 2008, FY 2009, AND FY 2010 for the purpose of amending the Prince George’s County FY 2006, FY 2007, FY 2008, FY 2009, and FY 2010 Annual Action Plans for Housing and Community Development to restructure, reprogram, and approve Community Development Block Grant (“CDBG”) activities related to housing and community development.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. 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

97263 (3-18,3-25)

WSSC Invitation to Register in CBR

The Washington Suburban Sanitary Commission (WSSC) will soon be soliciting bids for Anacostia Storage Facility construction contract. The project is located in Prince George’s County, Maryland. The Contract will include civil, mechanical, electrical, and structural construction to provide a 7 million gallon wastewater storage facility. The estimated value range of the Contract is \$15 to \$25 million.

All prospective Bidders, potential subcontractors and suppliers, and other interested parties are required to register in WSSC’s Centralized Bidders Registration database on the web (www.cbr-wssc.com) in order to view and receive complete WSSC solicitation. Interested individuals are also required to obtain WSSC security clearance in order to obtain construction plans. Contact: Ms. Ana Debevoise, WSSC’s Acquisition Office, (Phone)301-206-8562 (F)301-206-8290, (E-mail) adebevo@wsscwater.com.

97272 (3-18)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

PUBLIC NOTICE

DRAFT PRINCE GEORGE’S COUNTY
FY 2011 ANNUAL ACTION PLAN FOR
HOUSING AND COMMUNITY DEVELOPMENT

The Prince George’s County Draft FY 2011 Annual Action Plan for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on April 16, 2010. A copy of the Annual Action Plan 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, under “What’s New” or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The Annual Action Plan (“AAP”) for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2011 to address priority needs and specific objectives identified in the FY 2011-2015 Consolidated Plan. The AAP also serves as an application for Federal funds: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships (HOME).

The U.S. Department of Housing and Urban Development (HUD) has not released the FY 2011 formula allocations for the County, therefore the following accounts are based on the County’s FY 2010 formula allocations: CDBG - \$6,063,206 plus \$190,000 in Program Income; HOME - \$3,120,592 plus \$280,000 in Program Income, and ESG - \$269,322, plus \$1,624,610 in Matching Funds.

Proposed CDBG – funded projects:

- Affordable Housing \$1,751,082
- Economic Development \$ 751,500
- Planning & Administration \$1,212,641
- Public Facilities & Infrastructure \$1,438,503
- Public Services \$ 909,480
- **Total:** **\$6,253,206**

Proposed HOME-funded projects:

- Homeowner Rehabilitation Program \$ 252,000
- TBRA – Security Deposit \$ 500,000
- Homebuyer Activities \$1,100,000
- Multi-Family Rental Housing Construction & Rehabilitation Program \$ 500,000

- CHDO Set-Aside Activities \$ 552,503
- CHDO Operating Assistance \$ 156,030
- HOME Administration \$ 290,059
- TBRA – Administration \$ 50,000
- **Total:** **\$3,400,592**

Proposed ESG – funded projects:

- Shepherd’s Cove \$ 642,000
- Prince George’s House \$ 425,000
- Family Emergency Shelter \$ 600,000
- Hypothermia Program - Operating \$ 5,000
- Hypothermia Program – Essential Services \$ 95,000
- Homeless Hotline – Operating \$ 11,890
- Homeless Hotline – Essential Services \$ 88,110
- ESG Administration \$ 26,932
- **Total:** **\$1,893,932**

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division at 9400 Peppercorn Place, Suite 120, Largo, Maryland, 20774.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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: March 18, 2010

97266 (3-18)

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
10-0005	Restoration of the County Administration Building Garage, Phase II “EXTENDED”	EXTENDED TO: 3/25/2010 @ 3:00 P.M.	\$55.00
*10-0006	Renovations of the Greenbelt Library “EXTENDED”	EXTENDED TO: 3/22/2010 @ 3:00 P.M.	\$55.00
C09-076	Dress Uniforms (Fire/EMS Department) “EXTENDED”	Pre-Bid :Occurred Opens: 4/8/10@ 3:00 p.m.	\$5.50
S10-014	Home Health Homemaking	Pre-Bid: 4/1/10 @ 11:00 a.m. Opens: 4/20/10 @ 3:00 p.m.	\$5.50
S10-079	Veterinarian Services for Dept. of Environmental Resources Animal Services Facility	Pre-Bid: 3/25/10 @ 1:30 p.m. Opens: 4/8/10 @ 2:00 p.m.	\$5.50
S10-015	Drug Screening Services	Pre-Bid: 4/6/10 @ 10:00 a.m. Opens: 4/22/10 @ 3:00 p.m.	\$5.50
S10-055	Auditing Services	Pre-Bid: 3/30/10 @ 2:00 p.m. Closing: 4/26/10 @ 3:00 p.m.	\$5.50

PRINCE GEORGE’S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
JACK B. JOHNSON
County Executive

97276 (3-18)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George’s County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Holly Way Drainage Improvements, Contract Number 804-H (C), will be received until April 9, 2010, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on March 22, 2010, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George’s County, Maryland.
2. The estimated value of the Contract is classified with the letter designation “C” in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Type B Engineer’s Office
40	LF	15 Inch High Density Polyethylene Pipe (High Performance)
175	LF	18 Inch High Density Polyethylene Pipe (High Performance)
62	LF	21 High Density Polyethylene Pipe (High Performance)
204	LF	24 Inch High Density Polyethylene Pipe (High Performance)
139	LF	27 Inch High Density Polyethylene Pipe (High Performance)
877	LF	30 Inch High Density Polyethylene Pipe (High Performance)
415	LF	15 Inch Reinforced Concrete Pipe
96	LF	30 Inch Reinforced Concrete Pipe
5	EA	Prince George’s County Type ‘A’ 60 Inch Manhole
2780	LF	6 Inch HDPE Underdrain – Perforated
14	EA	STD Type D Inlet (SD-14)
5	EA	STD Type E Inlet (SD-16)
140	SY	Class II Rip Rap
300	TON	HMA Superpave 12.0MM PG 64-22
600	TON	2 Inch HMA Superpave Surface Course 9.5MM PG 64-22
300	TON	4 Inch HMA Superpave Base Course 25MM PG 64-22
1265	SY	4 Inch Graded Aggregate Base Course
1000	LF	5 Inch Thermoplastic White Pavement Markings
1000	LF	5 Inch Thermoplastic Yellow Pavement Markings
3406	SF	5 Inch Concrete
382	LF	Split Rail Fence
475	LF	Chain Link Fence
1500	SY	Topsoil – 4 Inch
1500	SY	Temporary Seeding
1500	SY	Seeding
450	SY	SOD

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked “Holly Way Drainage Improvements, Contract No. 804-H (C).”

4. Proposal Guaranty. A proposal guaranty, in the amount of five percent (5%) of bid, must accompany each proposal payable to the Prince George’s County Government. The check or bond of the Bidder to whom the Contract is awarded will be forfeited to the County as liquidated damages in case the Contract and bond are not executed within ten (10) days after the receipt by the Bidder of the Contract for execution. Should the Bidder awarded the Contract fail to execute the contract and bond within the time stipulated, the award may be declared void and the contract awarded to another responsible Bidder and such Bidder shall conform to the stipulations herein before set forth as though he were the original party to whom the award was made, or the County may reject any or all of the proposals for such reasons as it may deem proper.

5. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on March 31, 2010, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

By Authority Of,
JACK JOHNSON
County Executive

97273 (3-18,3-25,4-1)

PUBLIC NOTICE

DRAFT PRINCE GEORGE’S COUNTY
FY 2011-2015 CONSOLIDATED PLAN FOR
HOUSING AND COMMUNITY DEVELOPMENT

The Prince George’s County Draft FY 2011-2015 Consolidated Plan for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on April 16, 2010. A copy of the Consolidated Plan 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, under “What’s New” or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The Consolidated Plan (“The Plan”) is a strategic plan that provides a course of action for building livable communities throughout the County. The Plan describes the County’s goals and objectives to address priority needs related to affordable housing, homelessness, non-homeless special needs populations and community development, which includes economic development, revitalization, community infrastructure, and public services.

The Plan is developed through a collaborative process, in which a community establishes a unified vision for housing and community development actions. It offers local jurisdictions the opportunity to plan strategically with citizen participation in a comprehensive context and reduce duplication of effort at the local level. The Plan is also a prerequisite in order to receive federal funds.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division at 9400 Peppercorn Place, Suite 120, Largo, Maryland, 20774.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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: March 18, 2010

97265 (3-18)

LEGALS

ORDER OF PUBLICATION

AMERICAN LIEN FUND LP	Plaintiff
v.	
BOWE’S GYM, LLC	
and	
THE LAST SURVIVING MEMBERS AND ASSIGNS OF BOWE’S GYM, LLC	
and	
RIDDICK L. BOWE, SR. A/K/A RIDDICK L. BOWE	
and	
MICHAEL G. WOLFF, TRUSTEE	
and	
KEVIN R. MCCARTHY	
and	
WELLS FARGO BANK, NATIONAL ASSOCIATION F/K/A COMMERCE FUNDING CORPORATION	
and	
PRINCE GEORGE’S COUNTY	

And all other persons having or claiming to have an interest in

Property Address: 0 Tamer Court
Account Number: 05 029140-1
Description: 20,735 Sq. Ft, Tantallon North, Lot 75, Blk A
Assmt: \$70,003
Liber/Folio: 13658/646
Assessed To: Bowes Gym, LLC

In the Circuit Court for
Prince George’s County,
Maryland
Civil Division
CAE 10-05933

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

Property Address: 0 Tamer Court
Account Number: 05 029140-1
Description: 20,735 Sq. Ft, Tantallon North, Lot 75, Blk A
Assmt: \$70,003
Liber/Folio: 13658/646
Assessed To: Bowes Gym, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 16th day of March, 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 the Prince George’s Post, a newspaper having circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 9th day of April, 2010, warning all persons interested in the said properties to be and appear in this Court by the 18th day of May, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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

97255 (3-18,3-25,4-1)

ORDER OF PUBLICATION

KETAN PATEL 9860 Washington Blvd. North Laurel, MD 20723-1930	Plaintiff
v.	

JULIA LOUISE WASHINGTON-PARRISH
CLARENCE L. WASHINGTON
MAEREN S. WASHINGTON
14238 Brandywine Road
Brandywine, MD 20613-3100

PRINCE GEORGE’S COUNTY
MARYLAND
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 ELEVENTH 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 09-06563

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 11-119018-0: Grid F3, Tax Map 145, Lot 5, in the subdivision known as “EARLY MANOR, SECTION 2”, as per Plat Book WWW 33 at Plat 11, thereof recorded among the Land Records of Prince George’s County, Maryland, containing approxi-

mately 20,000 sq. ft., assessed to JULIA L. WASHINGTON-PARRISH, ET AL., per Deed recorded in Liber 22020 at Folio 291. \$3,436.68 & \$10,977.60 was paid to the Collector at the time of sale.

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 16th day of March, 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 9th day of April, 2010, warning all persons interested in the said property to be and appear in this Court by the 18th day of May, 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

97256 (3-18,3-25,4-1)

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 April 5, 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 # 4485, 2007 COLONY MODEL A3110A
56 X 28 MOBILE HOME TRAILER
WAYSONS MOBILE PARK
125A MAIN ST
LOTHIAN

LOT # 4669B, YORKTOWNE 39FT SAILBOAT
YEAR: UNKNOWN
HULL: UNKNOWN
REG # CF4139GM
NAME ON BOAT “YANKEE”
PORT ANNAPOLIS MARINA
7074 BEMBE BEACH RD
ANNAPOLIS

LOT # 4756B, 1986 HUNTER 31FT BOAT
HIN # HUN31664D686
MD # 6259AP
NAME ON BOAT “LADY LEE”
GEORGETOWN YACHT BASIN INC
14020 AUGUSTINE HERMAN HWY
GEORGETOWN

LOT # 4738, 1999 KAWASAKI VULCAN
VIN # JKBVNA61XXA012856
MICHAEL ALOYSIUS DOOLING JR (PROP)
900 SUSQUEHANNA RIVER ROAD
PORT DEPOSIT

LOT # 4751, 2004 CHRYSLER PACIFICA-V6
VIN # 2C8CF6844R625065
DARCARS CHRYSLER JEEP
DODGE MARLOW HTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT # 4754, 1988 HARLEY DAVIDSON SOFT TAIL
VIN # 1HD1GHL17WY322355
HILLSBORO TRADING LLC
11339 RIDGWAY RD
DENTON

LOT #4588B, 1979 ERICSON 25’ SAIL BOAT
HULL # ERY25513M79H
VA #6462 AM
BOAT NAME: CAUSINO MACUL
HERRINGTON HARBOUR SOUTH
7409 LAKE SHORE DR
FRIENDSHIP

LOT #4631B, 1979 PACEMAKER 33’ BOAT
HULL # PAC33115M79A
MD # 5766B
BOAT NAME: MEG-A-SEA
HERRINGTON HARBOUR SOUTH
7409 LAKE SHORE DR
FRIENDSHIP

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

97275 (3-18,3-25)

LEGALS

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
11785 Beltsville Drive
Tenth Floor
Calverton, Maryland 20705
(301) 572-7900

TRUSTEES' SALE

**Of valuable, improved real estate, located at
532 Wilson Bridge Drive, #B-1, Oxon Hill, Prince George's
County, Maryland, 20745.**

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Carl V. Allen a/k/a Carl Allen, Case No: CAE 09-39487, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**APRIL 5, 2010
AT 2:40 P.M.**

in front of the Main Street entrance to the Duval Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that lot of ground and the improvements thereon described as follows:

UNIT NUMBERED 6733/B-1 IN BUILDING NUMBERED 15 IN A HORIZONTAL PROPERTY REGIME KNOWN AS "WILSON BRIDGE CONDOMINIUM" AS SHOWN ON PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "WILSON BRIDGE CONDOMINIUM" RECORDED IN PLAT WWW 82 AT FOLIOS 12 ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, TOGETHER WITH THE FACILITIES AND OTHER APPURTENANCES TO SAID UNIT, WHICH UNIT AND APPURTENANCES HAVE BEEN MORE SPECIFICALLY DEFINED IN THE MASTER DEED AFORESAID AND INCLUDING THE FEE IN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPURTENANT TO SAID UNITS AS SUCH INTEREST MAY BE LAWFULLYREVISED OR AMENDED FROM TIME TO TIME PURSUAN TTO SAID MASTER DEED.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

In the event of any dispute among the bidders, the Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the property.

A deposit shall be required at the time of sale in the amount of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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. 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.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND KIA WASHINGTON, Trustees

97270 (3-18,3-25,4-1)

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
11785 Beltsville Drive
Tenth Floor
Calverton, Maryland 20705
(301) 572-7900

TRUSTEES' SALE

**Of valuable, improved real estate, located at
522 Wilson Bridge Drive, #C-2, Oxon Hill, Prince George's
County, Mary-land, 20745.**

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Varonica S. Boyd a/k/a Varonica R. Stanton, Case No: CAE 10-02248, defendant therein having unpaid condo-minium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**APRIL 5, 2010
AT 2:30 P.M.**

in front of the Main Street entrance to the Duval Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that lot of ground and the improvements thereon described as follows:

UNIT NUMBERED 6723/C-2, IN BUILDING NUMBERED THIRTEEN (13), IN THAT CERTAIN HORIZONTAL PROPERTY REGIME KNOWN AS "WILSON BRIDGE CONDOMINIUM" AS SHOWN ON PLAT OF CONDOMINIUM SUBDIVISION RECORDED IN PLAT BOOK WWW 82 AT PLAT 12 ET SEQ., AMONG THE PLAT RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM REGIME; HOWEVER SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN MASTER DEED, DECLARATIONS AND BY-LAWS FOR THE WILSON BRIDGE CONDOMINIUM AS RECORDED IN LIBER 340. FOLIO 583 AND LIBER 4156 AT FOLIO 711 AS MAYBE AMENDED THEREAFTER AMONG THE LAND RECORDS OF THE AFORESAID COUNTY. SAID PROPERTY HAVING THE TAX ACCOUNT NUMBER OF 1317619.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the

LEGALS

terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

In the event of any dispute among the bidders, the Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the property.

A deposit shall be required at the time of sale in the amount of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settle-ment, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accor-dance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of \$300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

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. 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.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND KIA WASHINGTON, Trustees

97271 (3-18,3-25,4-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ILA PAULINE CLINTON BUTTS
AKA: ILA PAULINE CLINTON, ILA
PAULINE BUTTS, ILA PAULINE
STANLEY

Notice is given that Bernette Clinton-Fantroyal whose address is 3912 Hedgemeade Ct., White Plains, MD 20695, was on March 9, 2010 appointed personal representative of the small estate of Ila Pauline Clinton Butts who died on July 27, 2009, with a will.

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

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

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

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

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

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

BERNETTE CLINTON-FANTROYAL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 82890
97257 (3-18)

NOTICE

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

vs.

Louis A. Finney, Jr.

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 09-28553**

ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14626 Governor Sprigg Place, Unit 451, Upper Marlboro, Maryland 20772 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 12th day of April, 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 12th day of April, 2010, next.

The report states the amount of sale to be \$155,990.10.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97241 (3-18,3-25,4-1)

Jason A. DeLoach

11414 Livingston Road
Fort Washington, MD 20744
(301) 292-3300

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM R. CUSAAC

Notice is given that Marc B. Cusaac, whose address is 2082 Downshire Court, Waldorf, MD 20603 was on March 2, 2010 appointed personal representative of the estate of William R. Cusaac who died on January 12, 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 2nd 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.

MARC B. CUSAAC
Personal Representative

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

Estate No. 83941
97259 (3-18,3-25,4-1)

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.

Elmer D. Noyola Sanchez
7001 E Forest Road
Hyattsville, MD 20785
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-30832**

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

The Report of Sale states the amount of the foreclosure sale price to be \$190,507.52. The property sold herein is known as 7001 E Forest Road, Hyattsville, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97244 (3-18,3-25,4-1)

LEGALS

Law Offices of
Steven T. Cain, LLC
15051 Marlboro Pike
Upper Marlboro, MD 20772
(301) 627-4600

TRUSTEES' SALE

**Of Unimproved Real Estate
Located in Prince George's County, Maryland
known as**

**13115 Tobacco Trail Lane
Brandywine, MD 20613**

EQUITY NO.: CAE1007320

By virtue of the power and authority contained in a Deed of Trust from Karl C. and Deborah R. Hampton, dated November 5, 1999, and recorded at Liber 13478, folio 322, 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 Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland, 20772, on:

TUESDAY, APRIL 6, 2010 AT 9:00 A.M.

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

Lot numbered Forty three (43) as shown on the plat entitled "Plat 9, Lots 30 & 31, 43 & 44, North Keys Estates", as recorded among the Land Records of Prince George's County, Maryland, in Plat book NLP 148 at plat No. 67.

The above described property is unimproved.

TERMS OF SALE: A deposit of \$30,000.00 in the form of a certified check, or in any form suitable to the Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8% per annum from the date of sale to the date of payment will be paid within ten (10) days after final ratification of sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Washington Suburban Sanitary Commission Front Foot Benefit Charges, if any, 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 tax, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchase, otherwise, the deposit provided for herein will be forfeited, the purchaser hereunder shall be offered again for sale.

Marcia Handrick and Elizabeth Smith
Trustees

97267 (3-18,3-25,4-1)

LEGALS

LAW OFFICES
GOOZMAN, BERNSTEIN & MARKUSKI
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480 – (410) 792-0075

TRUSTEES' SALE

Case No. CAE 09-22504

**Of Valuable Real Estate
located in Prince George's County, MD
1301 Merton Trail (Lots 16 & 17)
Verdun Trail (Lot 9)
Fort Washington, MD 20744**

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Bridgette Cline to S. Lynne Pulford and Jacqueline F. Reams, dated the 27th of April, 2007, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 27847, at Folio 150, docketed for foreclosure in Civil No. CAE 09-22504, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**TUESDAY, APRIL 6, 2010
AT 11:00 A.M.**

all that Property described in the said Deed Of Trust as follows:

Lots numbered 9, 16 and 17, in Block numbered 6, in the subdivision known as "Treasure Cove, Section B", as per plat recorded in Plat Book SDH3 at Plat No. 62 among the Land Records of Prince George's, Maryland.

The Property will be sold in "AS-IS" condition, subject to all conditions, restrictions, easements, covenants, rights-of-way and agreements of record affecting the Property, and subject to whatever an accurate survey or inspection of the Property would disclose, without any express or implied warranty of any kind.

A deposit of \$12,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 7.625% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

The Property is sold subject to the right of any persons in possession of all or any part of the Property under recorded or unrecorded leases or rights of occupancy, if any. Purchaser shall be responsible for obtaining possession of the Property.

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

The Trustees are not liable, individually or otherwise, for any reason. If title to the Property is not or cannot be transferred consistent with the terms hereof for any reason, the Trustee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
Substitute Trustees

97269 (3-18,3-25,4-1)

The Prince George's Post Newspaper

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

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.
Herbert White
Joy White
11806 Brookeville Landing Court
Bowie, MD 20721
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-17964
Notice is hereby given this 16th 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 16th day of April, 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 16th day of April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$339,000.00. The property sold herein is known as 11806 Brookeville Landing Court, Bowie, MD 20721.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97278 (3-18,3-25,4-1)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Trustees
vs.
Ana Santana De Fabian
aka Ana Milagro Santana
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-38909
ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5019 Geronimo Street, College Park, Maryland 20740 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 12th day of April, 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 12th day of April, 2010, next.
The report states the amount of sale to be \$252,800.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97251 (3-18,3-25,4-1)

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.
Charles Andrews, Jr.
7109 Sugrue Court
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33197
Notice is hereby given this 12th 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 12th day of April, 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 April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$343,457.87. The property sold herein is known as 7109 Sugrue Court, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97245 (3-18,3-25,4-1)

NOTICE

IN THE MATTER OF:
ABDUL-WARITH ADEBOLA-ADEDOLAPO OLUDAISI-KOMOLAFE
FOR THE CHANGE OF NAME TO:
ABDUL-WARITH ADEDOLAPO OLUDAISI
In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-38119
A Petition has been filed to change the name of ABDUL-WARITH ADEBOLA-ADEDOLAPO OLUDAISI-KOMOLAFE to ABDUL-WARITH ADEDOLAPO OLUDAISI.
The latest day by which an objection to the Petition may be filed is April 9, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
97239 (3-18)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Layemi Ladosu
2906 Berrywood Lane
Springdale, MD 20774
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-32026
Notice is hereby given this 16th 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 16th day of April, 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 16th day of April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$276,750.00. The property sold herein is known as 2906 Berrywood Lane, Springdale, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97279 (3-18,3-25,4-1)

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.
Bernadette A. Archer
5542 Karen Elaine Drive, Apt 1508
New Carrollton, MD 20784
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-36510
Notice is hereby given this 12th 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 12th day of April, 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 April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$74,762.71. The property sold herein is known as 5542 Karen Elaine Drive, Apt 1508, New Carrollton, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97250 (3-18,3-25,4-1)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees
vs.
Paul L. Miles, Jr. and
Antoinette R. Miles
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-35328
ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10204 Wooden Bridge Lane, Clinton, Maryland 20735 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 12th day of April, 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 12th day of April, 2010, next.
The report states the amount of sale to be \$335,250.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97242 (3-18,3-25,4-1)

NOTICE

IN THE MATTER OF:
JOHNNIE PEARL WALKER
FOR THE CHANGE OF NAME TO:
EINTOU KARIMA
In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04713
A Petition has been filed to change the name of Johnnie Pearl Walker to Eintou Karima.
The latest day by which an objection to the Petition may be filed is April 8, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
97238 (3-18)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Thomas J. Tolson
6022 Inwood Street
Cheverly, MD 20785
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33261
Notice is hereby given this 16th 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 16th day of April, 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 16th day of April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$220,500.00. The property sold herein is known as 6022 Inwood Street, Cheverly, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97277 (3-18,3-25,4-1)

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.
Nicholle Noel Brace
12717 Kincaid Lane
Bowie, MD 20715
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-34433
Notice is hereby given this 12th 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 12th day of April, 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 April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$201,555.00. The property sold herein is known as 12717 Kincaid Lane, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97249 (3-18,3-25,4-1)

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.
Jeanne E. Goodwin
3134 Brinkley Road, Unit T2
Temple Hills, MD 20748
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-28151
Notice is hereby given this 12th 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 12th day of April, 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 April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$111,248.51. The property sold herein is known as 3134 Brinkley Road, Unit T2, Temple Hills, MD 20748.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97246 (3-18,3-25,4-1)

NOTICE

IN THE MATTER OF:
DARLENE MARIE COURTNEY
FOR THE CHANGE OF NAME TO:
DARLENE MARIE HURLBERT
In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04857
A Petition has been filed to change the name of DARLENE MARIE COURTNEY to DARLENE MARIE HURLBERT.
The latest day by which an objection to the Petition may be filed is April 9, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
97237 (3-18)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Lucia Romualdo
Francisco Romualdo
7015 Kepner Court
Lanham, MD 20706
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-36264
Notice is hereby given this 12th 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 12th day of April, 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 April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$164,000.00. The property sold herein is known as 7015 Kepner Court, Lanham, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97253 (3-18,3-25,4-1)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Valerie McKeithan
4308 Quanders Promise Drive
Bowie, MD 20720
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 07-21551
Notice is hereby given this 12th 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 12th day of April, 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 April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$348,500.00. The property sold herein is known as 4308 Quanders Promise Drive, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97247 (3-18,3-25,4-1)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees
vs.
Allonde Georges
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-25009
ORDERED, this 15th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10922 Pleasant Acres Drive, Hyattsville, Maryland 20783 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 15th day of April, 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 15th day of April, 2010, next.
The report states the amount of sale to be \$170,000.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97240 (3-18,3-25,4-1)

NOTICE

IN THE MATTER OF:
FARRELLE SHEEBA LENDI-BOSTWICK
FOR THE CHANGE OF NAME TO:
FARRELLE SHEEBA ADOTEVI
In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-05204
A Petition has been filed to change the name of FARRELLE SHEEBA LENDI-BOSTWICK to FARRELLE SHEEBA ADOTEVI.
The latest day by which an objection to the Petition may be filed is April 9, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
97235 (3-18)

LEGALS

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees
vs.
Roselyn O Onungwa
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-38915
ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 90 Daimler Drive, #26, Capitol Heights, Maryland 20743 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 12th day of April, 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 12th day of April, 2010, next.
The report states the amount of sale to be \$132,518.24.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97254 (3-18,3-25,4-1)

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.
Gregorio A. Morejon
Abel Garcia
Ana Gladiz Morejon
2421 Ramblewood Drive
District Heights, MD 20747
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-25824
Notice is hereby given this 12th 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 12th day of April, 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 April, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$284,297.29. The property sold herein is known as 2421 Ramblewood Drive, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97248 (3-18,3-25,4-1)

NOTICE OF PROPOSED RATIFICATION OF SALE OF REAL PROPERTY
TOWN CENTER HOA
9200 BASIL CT., STE. 316
LARGO, MD 20774
Plaintiff/Judgment Creditor
vs.
NATHANIEL HENRY JR.
12807 VILLAGE SQ. RD.
UPPER MARLBORO, MD 20772
Defendant/Judgment Debtor

In the District Court for Prince George's County, Maryland
Located at 14735 Main St., Upper Marlboro, MD 20772
Case No. 050227709-2008
Notice is herewith given that the sale of the property at 12807 VILLAGE SQ. RD. UPPER MARLBORO, MD 20772, LIBER: 14424, FOLIO: 626, LOT: 74, BLOCK: B, PLAT: VJ178 AT PLAT 38, SUB: MARLTON TOWN CNTR. mentioned in these proceedings made and reported by the Sheriff of this county will be ratified thirty (30) days from the date of this Notice unless cause to the contrary is shown on or before April 9, 2010 provided that a copy of this Notice be published in some newspaper published in said county or city at least once a week in each of three successive weeks before April 9, 2010.
The report states the amount of the sale to be \$1,150.00, SOLD TO EL HADI MHADI FARIS.
MARY J. ABRAMS
Administrative Clerk
Dated: 03-10-2010
97274 (3-18,3-25,4-1)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees
vs.
Rusty Mason
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-35454
ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6206 Foote Street, Capitol Heights, Maryland 20743 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 12th day of April, 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 12th day of April, 2010, next.
The report states the amount of sale to be \$148,058.40.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97252 (3-18,3-25,4-1)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees
vs.
Juan Carlos Espinoza
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-38910
ORDERED, this 12th day of March, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6108 87th Avenue, New Carrollton, 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 12th day of April, 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 12th day of April, 2010, next.
The report states the amount of sale to be \$157,500.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
97243 (3-18,3-25,4-1)

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

IN THE MATTER OF THE PETITION FOR ADOPTION OF A MINOR CHILD

Adoption No. CAA10-01754
NOTICE TO UNKNOWN FATHER
To: UNKNOWN BIRTH FATHER: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA10-01754. All persons who believe themselves to be parents of a male child born on December 27, 2009, in Washington, DC, to MARIA ANTOINETTE RUCKER, birth date July 2, 1988, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County areas, you will have agreed to the permanent loss of your parental rights to this child.

97261 (3-18,3-25,4-1)

ZONING HEARINGS

Zoning Hearings on the following applications will be held by the Zoning Hearing Examiner on
WED., APR. 21, 2010
ROOM 2190, 2ND FLOOR
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD.
AT 9:30 A.M.

VALIDATION OF PERMIT ISSUED IN ERROR:
SPAULDING (6TH) ELECTION DISTRICT:
No. ERR-217 -- Application of Prince George's Affordable Housing, Inc. ("Hillside Heights Apartments"), for VALIDATION OF PERMIT ISSUED IN ERROR, at the property containing approximately nine (9) acres of land, zoned R-18, described as 5233, 5235 & 5239 Marlboro Pike; 5000-5006 Lee Jay Court; 5008, 5010 & 5012 Lee Jay Court; 5000, 5002 & 5004 Lee Jay Drive, Capitol Heights.
By Order of the County Council
Prince George's County, Maryland
Thomas E. Dernoga, Chair
Attest: Redis C. Floyd
Clerk of the Council
97262 (3-18)

THE PRINCE

GEORGE'S

POST

Call

301-627-0900

Fax

301-627-6260

