

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4406 TORQUE STREET
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Terrence Mckinley, dated July 24, 2007 and recorded in Liber 028358, Folio 0222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,000.00, and an original interest rate of 8.125%, 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 **FEBRUARY 28, 2012 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 \$26,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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, and any deficiency in the underlying secured debt. 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, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

103131 (2-9-2-16,2-23)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
7603 Newburg Drive, Lanham, Maryland 20706**

By virtue of the power and authority contained in a Deed of Trust from Darryle Broadnax and Jaunita Broadnax, dated August 21, 2009, and recorded in Liber 30964 at folio 258 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

**FEBRUARY 28, 2012
AT 9:33 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED THIRTY-FOUR (34), IN BLOCK LETTERED "M" IN A SUBDIVISION KNOWN AS "PLAT NO. FIVE SECTION TWO SCHROM HILLS" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 48 AT PLAT 46.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103134 (2-9-2-16,2-23)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
905 Jamesview Lane, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Christy N Nwolisa and Jacob U Nwolisa, dated February 23, 2008, and recorded in Liber 30182 at folio 145 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

**FEBRUARY 21, 2012
AT 9:39 AM**

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

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE QUEEN ANNE ELECTION DISTRICT NO.7, PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, BEING KNOWN AND DESIGNATED AS LOT NUMBERED 130, IN BLOCK LETTERED "A", AS SHOWN ON THE PLAT OF SUBDIVISION ENTITLED, "PLAT FIFTEEN, PART OF BLOCK "A", LOTS 107-132, PART OF BLOCK "H", LOTS 31-47, COLLINGTON STATION", WHICH PLAT OF SUBDIVISION IS DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 151 AT PLAT NO. 52.

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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103082 (2-2-2-9,2-16)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5902 GALLOWAY DRIVE
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Luis Gomez Amaya and Blanca Ingles Espinoza, dated February 11, 2008 and recorded in Liber 29363, Folio 19 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$275,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 21, 2012 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

103085 (2-2-2-9,2-16)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
4436 Stockbridge Court, Bowie, Maryland 20720**

By virtue of the power and authority contained in a Deed of Trust from Maurice Ambe and Stella Neh Ambe, dated August 20, 2006, and recorded in Liber 32375 at folio 181 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

**FEBRUARY 21, 2012
AT 9:42 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED ONE-HUNDRED TWELVE (112) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT FIVE, LOTTSFORD COMMUNITY" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 107, AT PLAT THEREOF RECORDED IN PLAT BOOK NLP 107, AT PLAT 85, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103083 (2-2-2-9,2-16)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7513 GROUSE PLACE
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Willie A. McGuire, dated May 9, 2008 and recorded in Liber 29790, Folio 711 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,184.45, and an original interest rate of 1.920%, 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 **FEBRUARY 21, 2012 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 \$9,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

103091 (2-2-2-9,2-16)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
916 Portia Court, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Raina K. Davis, dated August 31, 2009, and recorded in Liber 30978 at folio 486 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

**FEBRUARY 21, 2012
AT 9:33 AM**

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

LOT NUMBERED FORTY-EIGHT (48) IN THE SUBDIVISION KNOWN AS "LOTTSFORD TOWNHOUSES", AS PER PLAT BOOK NLP 97 AT PLAT 44, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, 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 \$8,000.00 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Laura H. G. O'Sullivan, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103084 (2-2,2-9,2-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6611 24TH AVENUE
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Alexander Velasquez and Margarita Velasquez, dated November 15, 2007 and recorded in Liber 29032, Folio 439, and re-recorded at Liber 31816, Folio 429 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 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 6, 2012 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 certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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. 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, and any deficiency in the underlying secured debt. 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, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

103175 (2-16,2-23,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
12511 Hillmeade Station Drive, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Jalahn N Wellington and Dawn L Wellington, dated February 8, 2006, and recorded in Liber 24850 at folio 431 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

**FEBRUARY 28, 2012
AT 9:36 AM**

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

LOT NUMBERED 81, IN BLOCK LETTERED "A" AS SHOWN ON A PLAT ENTITLED "PLAT THREE, HILLMEADE STATION," WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 119, FOLIO 97.

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 \$43,000.00 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Laura H. G. O'Sullivan, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103136 (2-9,2-16,2-23)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9701 HARBOR AVENUE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Rudolph A. Coleman, dated December 29, 2006 and recorded in Liber 027771, Folio 0561 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$469,750.00, 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 6, 2012 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 \$55,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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. 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, and any deficiency in the underlying secured debt. 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, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

103192 (2-16,2-23,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
9740 52nd Avenue, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Isaac Benitzhak, Etery Benitzhak and Aaron Benitzhak, dated January 5, 2005, and recorded in Liber 21504 at folio 111 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

**FEBRUARY 21, 2012
AT 9:36 AM**

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

LOT NUMBERED THIRTY TWO (32) IN BLOCK LETTERED "T" IN THE SUBDIVISION KNOWN AS "HOLLYWOOD" AS PER PLAT RECORDED IN PLAT BOOK WWW17 AT PLAT 2, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Laura H. G. O'Sullivan, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103081 (2-2,2-9,2-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10902 ELON DRIVE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Oladipo O. Ogunrinde and Adetoro A. Ogunrinde, dated January 10, 2007 and recorded in Liber 027056, Folio 0223 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$325,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 28, 2012 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 \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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, and any deficiency in the underlying secured debt. 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, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

103132 (2-9,2-16,2-23)

LEGALS

ORDER OF PUBLICATION

2011 COUNTIES, LLC
C/O THE LAW OFFICES OF
HEIDI S. KENNY, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

MARGARET E. BIRK 2009
REVOCABLE TRUST

SERVE ON: TRUSTEE OF
MARGARET E. BIRK 2009
REVOCABLE TRUST

SERVE: 4001 28TH AVENUE
TEMPLE HILLS, MD
20748

SERVE: 1205 LUNDY DR
SIMI VALLEY, CA 93065

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4001 28TH AVE
TEMPLE HILLS, MD 20748

And

Unknown Owner of the Property: 4001 28TH AVE described as follows: Parcel ID 06 0434647 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY
MARYLAND

SERVE: M. Andree Green, Acting
County Attorney 14741
Governor Oden Bowie
Drive, Room 5121
Upper Marlboro, MD
20772

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
CAE 12-01477**

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

5,863.0000 Sq. Ft. & Imps. Marlow Heights Lot 8 Blk L, Assmt \$191,846 Lib 31046 Fl 103 and assessed to MARGARET E. BIRK 2009 REVOCABLE TRUST, also known as 4001 28TH AVE, TEMPLE HILLS, MD 20748, Tax Account No. 06 0434647 on the Tax Roll of the Director of Finance.

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 24th day of February, 2012, warning all persons interested in the property to appear in this Court by the 13th day of April 2012, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk
103141 (2-9,2-16,2-23)

ORDER OF PUBLICATION

2011 COUNTIES, LLC
C/O THE LAW OFFICES OF
HEIDI S. KENNY, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

BORROR LIVING TRUST

SERVE ON: TRUSTEE OF THE
BORROR LIVING TRUST DATED
SEPTEMBER 17, 1996
116 CREE DRIVE
OXON HILL, MD 20745

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

116 CREE DRIVE
OXON HILL, MD 20745

And

Unknown Owner of the Property: 116 CREE DRIVE described as follows: Parcel ID 12 1204551 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and

interest in the property.

AND

PRINCE GEORGE'S COUNTY
MARYLAND

SERVE: M. Andree Green, Acting
County Attorney 14741
Governor Oden Bowie
Drive, Room 5121
Upper Marlboro, MD
20772

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
CAE 12-01479**

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

7,500.0000 Sq. Ft. & Imps. Forest Heights Lot 19 Blk 122, Assmt \$232,100 Lib 11025 Fl 027 and assessed to WILLIAM F BORROR and MILDRED A BORROR, also known as 116 CREE DR, OXON HILL, MD 20745, Tax Account No. 12 1204551 on the Tax Roll of the Director of Finance.

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 24th day of February, 2012, warning all persons interested in the property to appear in this Court by the 13th day of April 2012, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk
103143 (2-9,2-16,2-23)

ORDER OF PUBLICATION

2011 COUNTIES, LLC
C/O THE LAW OFFICES OF
HEIDI S. KENNY, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

RONNIE S WARE, SR

SERVE: 909 MICHELE CT
LANDOVER, MD 20785

AND

JOEL ANGELO MITCHELL

SERVE: 6322 DANNER CT
CLINTON, MD 20735

AND

GERALDINE L. MITCHELL

SERVE: 6322 DANNER CT
CLINTON, MD 20735

AND

GEORGE A. RESTA, TRUSTEE

SERVE: 4710 AUTH PLACE
SUITLAND, MD 20746

SERVE: 761 GLENEAGLES DR.
FT. WASHINGTON, MD
20747

AND

ALLAN B. BERNSTEIN, TRUSTEE

SERVE: 4710 AUTH PLACE
SUITLAND, MD 20746

SERVE: 11109 CRIPPLEGATE
ROAD POTOMAC, MD 20854

AND

JON M. AHEARN, TRUSTEE

SERVE: 3500 VIRGINIA BEACH
BLVD, #211 VIRGINIA BEACH,
VA 23452

AND

ALLAN B. BERNSTEIN,
DIRECTOR OF UNITED MORT-
GAGE, INC. A DISSOLVED MD
CORPORATION

SERVE: 11109 CRIPPLEGATE
ROAD POTOMAC, MD 20854

SERVE: 4710 AUTH PLACE
SUITLAND, MD 20746

AND

GEORGE A RESTA, DIRECTOR OF
UNITED MORTGAGE, INC. A
DISSOLVED MD CORPORATION

SERVE: 761 GLENEAGLES DR.
FT. WASHINGTON, MD
20747

SERVE: 4710 AUTH PLACE
SUITLAND, MD 20746

AND

JACK D. ADAMS, DIRECTOR OF
UNITED MORTGAGE, INC. A

DISSOLVED MD CORPORATION

SERVE: 7641 WOODSTREAM
WAY, LAUREL, MD 20707

AND

CHERRYWOOD RESIDENTS
ASSOCIATION, INC.

SERVE ON: WM. KYNDALL
FRANCIS, RESIDENT AGENT
LEGACY INV. 10015 OLD
COLUMBIA RD, STE 215,
COLUMBIA, MD 21046

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

909 MICHELE CT
LANDOVER, MD 20785

And

Unknown Owner of the Property: 909 MICHELE CT described as follows: Parcel ID 13 1541317 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY
MARYLAND

SERVE: M. Andree Green, Acting
County Attorney 14741
Governor Oden Bowie
Drive, Room 5121
Upper Marlboro, MD
20772

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
CAE 11-38547**

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

1,752.0000 Sq. Ft. & Imps. Lottsford Lot 18 Assmt \$203,886 Lib 31172 Fl 359 and assessed to RONNIE S WARE, SR, also known as 909 MICHELE CT, LANDOVER, MD 20785 Tax Account No. 13 1541317 on the Tax Roll of the Director of Finance.

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 24th day of February, 2012, warning all persons interested in the property to appear in this Court by the 13th day of April 2012, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk
103123 (2-9,2-16,2-23)

PRINCE GEORGE'S COUNTY
GOVERNMENT

**Board of License
Commissioners**

(Liquor Control Board)

FEBRUARY 28, 2012

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of Article 2B.

TRANSFER

Naresh C. Bhardwaj, President, Manish Patel, Secretary/Treasurer, Paul J. Tiberio, Assistant Secretary for a Class A, Beer, Wine and Liquor License for the use of COPI VRAJ BASNA, INC., t/a Brightseat Liquors, 2500 Brightseat Road, Landover, 20785 transfer from CS Gosal, Inc., t/a Brightseat Liquors, Paul Joseph Tiberio, President/Secretary/Treasurer.

Inyoung Choe, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor License for the use of Clinton Crossing Wine and Spirits, Inc., t/a Chesapeake Liquors, 8853 Branch Avenue, Clinton, 20735 transfer from Chesapeake Liquors, Inc., t/a Chesapeake Liquors, In Ja Kim, President/Secretary/Treasurer, Jung Dook Yang, Assistant Secretary,

Charanjit Singh, President/Secretary/Treasurer for a Class B+, Beer, Wine and Liquor License for the use of Raja Sahib 108, Inc., t/a Charlie's Restaurant, 5711 Silver Hill Road, District Heights, 20747 transfer from District Heights Corporation, Inc.,

t/a Charlie's Restaurant, Tsz Yiu Cheng, Owner/President.

Steven Jay Wagenheim, CEO/President, James Gerhard Gilbertson, CFO/Secretary for a Class B (BLX), Beer, Wine and Liquor for the use of the Granite City Restaurant Operations, Inc., t/a Cadillac Ranch All American Bar & Grill, 186 Fleet Street, National Harbor, 20745 transfer from CR NY, LLC, t/a Cadillac Ranch, Eric Patrick Schilder, Authorized Person.

Dong Y. Chung, Authorized Person/Member, Vance Owens Welch, Authorized Person/Member for a Class C, GCC, Beer, Wine and Liquor for the use of CVC USA Management, LLC, t/a Cross Creek Golf Club, 12800 Bay Hill Drive, Beltsville, 20705 transfer from Cross Creek Beverage Management, Inc., t/a Cross Creek Golf Club, Michael Hollis Jenkins, Authorized Person, Vance Owens Welch, Authorized Person.

Feng Zhu Zheng, President/Secretary/Treasurer for a Class D, Beer and Wine License for the use of Hunan East, Inc., t/a Hunan East Restaurant, 5760 Silver Hill Road, Capitol Heights, 20747 transfer from Hunan East, Inc., t/a Hunan East Inn, Peter Zheng, President, Liqin Shi, Secretary.

TRANSFER OF LOCATION

Jay Jong Soo Lim, President/Treasurer, Michael J. James, Secretary for a Class A, Beer, Wine and Liquor License for the use of URL, Inc., t/a District Heights Liquors, 6136 Marlboro Pike, District Heights, 20747 transfer of location from URL, Inc., t/a District Heights Liquors, 6130 Marlboro Pike, District Heights, 20747, Jay Jong Soo Lim, President, Michael J. James, Vice President.

NEW

Yue Shi Lin, President/Secretary/Treasurer, Bin Yao, Vice President, Hoang-Phoung Thi Tran, Assistant Secretary for a Class B, Beer, Wine and Liquor License for the use of Blow Fish House, Inc., t/a Blow Fish Restaurant, 11436 Cherry Hill Road, Beltsville, 20705.

Danny A. Medina, Member, Yanira E. Merlos, Member for a Class B, Beer, Wine and Liquor License for the use of Mi Patio Restaurant, LLC, t/a Mi Patio Restaurant, 5420 Queens Chapel Road, Hyattsville, 20782.

Edwin A. Ramirez, President, Juan A. Venture, Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of Sabor Latino Restaurant, Inc., t/a Sabor Latino, 2340 University Blvd., East #210, Hyattsville, 20783.

Mohammad R. Afshar Khalaj, President, Albert L. Arrington, Secretary, Yasmine Afshar, Treasurer for a Class B, Beer, Wine and Liquor License for the use of Daphe Inc., t/a Terrapins Turf, 4408 Knox Road, College Park, 20740.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, February 28, 2012. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
January 25, 2012

103138 (2-9,2-16)

ORDER OF PUBLICATION

U.S. LIENS, LLC.
P.O. Box 352
Gambrills, Maryland 21054

Plaintiff

vs.

BANANA ENTERPRISES, INC.
Care of: William M.
Herrera-Golcher,
Last Known Officer
2200 Phelps Road, Apt. 102
Hyattsville, MD 20783

and

BYRON L. HUFFMAN, ROSA
TORRES-ALVAREZ, Trustees
1300 Mercantile Lane, Suite 100 A
Largo, Maryland 20774

and

EQUITY TRUST COMPANY, as
CUSTODIAN FBO MIGUEL D.
COELLO, SEP-IRA,
ACCOUNT 1492
Care of: Richard A. Desich,
President 225 Burns Road
Elyria, Ohio 44035

and

EQUITY TRUST COMPANY AS
CUSTODIAN FBO GERALD L.
SACKS SD-IRA
ACCOUNT 7679
Care of: Richard A. Desich,
President 225 Burns Road
Elyria, Ohio 44035

and

EQUITY TRUST COMPANY AS
CUSTODIAN FBO ELAINE
SACKS SD-IRA
ACCOUNT 7680
Care of: Richard A. Desich,
President 225 Burns Road
Elyria, Ohio 44035

and

EQUITY TRUST COMPANY AS
CUSTODIAN FBO DIANA

LEGALS

ALVAREZ, SD-IRA
ACCOUNT 0358
Care of: Richard A. Desich,
President 225 Burns Road
Elyria, Ohio 44035

and

UNKNOWN OWNER OF PROP-
ERTY 4012 Bladensburg Road,
Brentwood, Map 050, Grid B4,
Parcel 000, Acct No. 02-0101709,
the unknown owner's, heirs,
devisees and personal representa-
tives and their or any of their heirs,
devisees, executors, administra-
tors, grantees, assigns or successors
in right title and interest.

and

THE COUNTY OF PRINCE
GEORGE'S
Serve on: Stephanie Anderson
County Attorney
County Administration Building
14741 Governor Oden Bowie
Drive, Upper Marlboro, MD 20772

And all other persons having or
claiming to have an interest in
4012 Bladensburg Road

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:
CAE 12-02498**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 4012 Bladensburg Road, Acct No. 02-0101709, and assessed to Banana Enterprises, Inc. and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

4012 Bladensburg Road,
Brentwood, District 02,
Map 050, Grid B4, Parcel 000,
Deed Ref: 22622/360
Acct No.: 0101709

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three (3) successive weeks, before the 24th day of February, 2012, warning all persons interested in said property to be and appear in this Court by the 13th day of April, 2012, and redeem the property, 4012 Bladensburg Road, Account No. 02-0101709, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff, U.S. LIENS, LLC, a title free and clear of all encumbrances, except for ground rents.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk
103144 (2-9,2-16,2-23)

ORDER OF PUBLICATION

2011 COUNTIES, LLC
C/O THE LAW OFFICES OF
HEIDI S. KENNY, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

THE HAMM FAMILY TRUST

SERVE ON: TRUSTEE OF TRUST
A UNDER THE HAMM FAMILY
TRUST DATED AUGUST 30, 1996
825 THURMAN AVE
HYATTSVILLE, MD 20783

AND

SERVE ON: TRUSTEE OF TRUST B
UNDER THE HAMM FAMILY
TRUST DATED AUGUST 30, 1996
825 THURMAN AVE
HYATTSVILLE, MD 20783

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

825 THURMAN AVE
HYATTSVILLE, MD 20783

And

Unknown Owner of the Property: 825 THURMAN AVE described as follows: Parcel ID 17 1890383 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY
MARYLAND

SERVE: M. Andree Green, Acting
County Attorney 14741
Governor Oden Bowie
Drive, Room 5121
Upper Marlboro, MD
20772

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
CAE 12-01478**

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

5,961.0000 Sq. Ft. & Imps. Chillum Terrace Blk N, Assmt \$266,800 Lib 12655 Fl 247 and assessed to LOUANNA W. HAMM, TRUSTEE, also known as 825 THURMAN AVE, HYATTSVILLE, MD 20783, Tax Account No. 17 1890383

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.
Ablasse Soumahoro
8117 Fenwick Court
Laurel, MD 20707
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-27373

Notice is hereby given this 26th day of January, 2012, 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 27th day of February, 2012, 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 27th day of February, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$444,971.62. The property sold herein is known as 8117 Fenwick Court, Laurel, MD 20707.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103103 (2-2,2-9,2-16)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Pleze Coleman
10103 Wigan Drive
Clinton, MD 20735
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-25934

Notice is hereby given this 26th day of January, 2012, 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 27th day of February, 2012, 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 27th day of February, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$80,100.00. The property sold herein is known as 10103 Wigan Drive, Clinton, MD 20735.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103104 (2-2,2-9,2-16)

AMENDED ORDER OF PUBLICATION

BADGER CERTIFICATES LLC.
C/O JAMES PETERS
801 WAYNE AVE. #400
SILVER SPRING, MD 20910
Plaintiff

v.
Ben Hylton et al.
15 Briggs Dr.
Candler, NC 29715
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-33040

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 5100 Roanoke Pl, College Park, MD 20740 in the County of Prince George's sold by the Collector of Taxes for the County of Maryland to the Plaintiff in this proceeding: Parcel Number 2299923, Description Directors Roll Resub, 13575.00 Sq. Ft. Central Heights-Lot 29, Redemption Money \$1325.50.

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

It is thereupon this 23rd day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 17th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 27th day of March, 2012 and redeem the property 12300 Molly Berry Rd. Upper Marlboro, MD 20772 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
103076 (2-2,2-9,2-16)

NOTICE

IVERSON SQUARE
CONDOMINIUM
Plaintiff
vs.
MICHAEL HAWKINS
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-24385

Notice is hereby given this 26th day of January, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 2823 Iverson Street, Temple Hills, Maryland 20748 which is the subject of these proceedings, made and reported by Danny Brooks, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of February, 2012; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 27th day of February, 2012; next.

The report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior recorded Deed of Trust, dated February 10, 2009, recorded February 24, 2009, among the Land Records of Prince George's County, in Liber 30390, folio 585, in the amount of \$130,507.30 through January 4, 2012, another prior lien dated December 6, 2001, filed December 17, 2001, in the amount of \$436.04 through January 13, 2012, another prior lien, dated November 24, 2008, filed December 12, 2008, having an original sum \$8,951.97, another prior lien, dated February 25, 2009, filed April 15, 2009, having an original sum of \$8,448.50 and another prior lien, dated March 5, 2004, filed March 9, 2004, in the amount of \$11,751.88 through January 4, 2012, being the highest bid received for the property.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103108 (2-2,2-9,2-16)

AMENDED ORDER OF PUBLICATION

BADGER CERTIFICATES LLC.
C/O JAMES PETERS
801 WAYNE AVE. #400
SILVER SPRING, MD 20910
Plaintiff

v.
John Harrison et al.
12307 Molly Berry Rd.
Upper Marlboro, MD 20772
Substitute Trustees,
Plaintiffs

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-33041

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 12300 Molly Berry Rd. Upper Marlboro, MD 20772 in the County of Prince George's sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

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

It is thereupon this 23rd day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 17th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 27th day of March, 2012 and redeem the property 12300 Molly Berry Rd. Upper Marlboro, MD 20772 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
103077 (2-2,2-9,2-16)

NOTICE

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
103077 (2-2,2-9,2-16)

IN THE MATTER OF: Favour Chinomnso Osueke
Jessica Oluomachi Osueke

FOR THE CHANGE OF NAME TO:
Favour Chinomnso Obimba
Jessica Oluomachi Obimba

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 12-02744

A Petition has been filed to change the name of (Minor Children) Favour Chinomnso Osueke to Favour Chinomnso Obimba and Jessica Oluomachi Osueke to Jessica Oluomachi Obimba.

The latest day by which an objection to the Petition may be filed is March 6, 2012.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
103179 (2-16)

LEGALS

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

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

Case No: CAE11-21408

ORDER OF PUBLICATION

This is to give notice that on the 24th day of August, 2011, a Petition for Guardianship of a Minor Child EVA DARINA NGOMBE DJOUJUM, was filed in the Circuit Court for Prince George's County, Maryland, by MARILOU FRANCOISE BENELL, Petitioner, against MARIE LOUISE NGOMBE, birth mother and UNKNOWN BIRTH FATHER. The birth mother, MARIE LOUISE NGOMBE, last known address is 18 ALLEE SOULEZOND, 95100 ANGEN-TEUIL, PARIS, FRANCE, and the last known address of the birth father is unknown and his whereabouts are unknown. The Petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-21408, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 23rd day of January 2012, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 23rd day of February, 2012, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 27th day of February, 2012 why the relief requested should not be granted.

MARILYNN M. BLAND
CLERK
103079 (2-2,2-9,2-16)

NOTICE

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

v.
Maurice O'Neal
2709 Sweetwater Court
District Heights, MD 20747
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-18987

Notice is hereby given this 26th day of January, 2012, 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 27th day of February, 2012, 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 27th day of February, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$179,492.85. The property sold herein is known as 2709 Sweetwater Court, District Heights, MD 20747.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103105 (2-2,2-9,2-16)

THE PRINCE GEORGE'S POST NEWSPAPER
CALL 301-627-0900
FAX 301-627-6260

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Natasha Davis
Defendant

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

CIVIL NO. CAE 11-26774

ORDERED, this 2nd day of February, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3501 Regency Parkway, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of March, 2012, 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 March, 2012, next.

The report states the amount of sale to be \$283,735.51.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103151 (2-9,2-16,2-23)

Benjamin J. Woolery
5303 West Court Drive
Upper Marlboro, MD 20772
301-627-5222

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT E. FELSECKER

Notice is given that Julia K. Theodore whose address is 5705 Bideford Court, Bowie, MD 20715 was on January 23, 2012 appointed personal representative of the estate of Robert E. Felsecker who died on December 13, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July, 2012.

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.

JULIA K. THEODORE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 89447
(2-2,2-9,2-16)

103089 (2-2,2-9,2-16)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Andre D St Clair
Defendant

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

CIVIL NO. CAE 11-15678

ORDERED, this 26th day of January, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8013 Mandan Road, Unit 202, Greenbelt, Maryland 20770 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of February, 2012, 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 27th day of February, 2012, next.

The report states the amount of sale to be \$45,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103106 (2-2,2-9,2-16)

103078 (2-2,2-9,2-16)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on March 22, 2012 and will be heard on May 22, 2012. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 62

Class B, BH, BLX, CI, DD, BCE, Beer, Wine and Liquor License - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

Public Hearings are also scheduled for April 4, 2012 and April 11, 2012 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS
Attest:
Diane M. Bryant
January 25, 2012
103137 (2-9,2-16)

LEGALS

AMENDED ORDER OF PUBLICATION

BADGER CERTIFICATES LLC.
C/O JAMES PETERS
801 WAYNE AVE. #400
SILVER SPRING, MD 20910
Plaintiff

v.
Raimond Khelashvili et al.
17053 King James Way, Unit 302
Gaithersburg, MD 20877
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-33036

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, SE Crain Highway, Upper Marlboro, MD 20772 in the County of Prince George's sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding: SE Crain Highway, Upper Marlboro, MD 20772, Parcel Number 0238378, Description Directors 1.5700 Acres Assmt \$85,680 Map 085 Grid D2 Par 042 Lib 00000 F1000

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

It is thereupon this 23rd day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 17th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 27th day of March, 2012 and redeem the property SE Crain Highway, Upper Marlboro, MD 20772 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
103074 (2-2,2-9,2-16)

103074 (2-2,2-9,2-16)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Kim Calloway and Kimberley Calloway
Defendants

In the Circuit Court for Prince George's County, Maryland

Civil No. CAE 11-23389

ORDERED, this 23rd day of January, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6409 Woodley Road, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2012, 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 23rd day of February, 2012, next.

The report states the amount of sale to be \$145,414.50.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103078 (2-2,2-9,2-16)

103078 (2-2,2-9,2-16)

NOTICE

IN THE MATTER OF: Carol Antionette Kelly-Land

FOR THE CHANGE OF NAME TO:
Carol Antionette Kelly

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 12-02633

A Petition has been filed to change the name of Carol Antionette Kelly-Land to Carol Antionette Kelly.

The latest day by which an objection to the Petition may be filed is March 6, 2012.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
103178 (2-16)

NOTICE

IN THE MATTER OF: Ibrahim Kamara

FOR THE CHANGE OF NAME TO:
Raymond Ibrahim Kargbo

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 12-03050

A Petition has been filed to change the name of Ibrahim Kamara to Raymond Ibrahim Kargbo.

The latest day by which an objection to the Petition may be filed is March 6, 2012.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103195 (2-16,2-23,3-1)

AMENDED ORDER OF PUBLICATION

BADGER CERTIFICATES LLC.
C/O JAMES PETERS
801 WAYNE AVE. #400
SILVER SPRING, MD 20910
Plaintiff

v.
Kaz Development, LLC.
2139 Blue Knob Terrace
Silver Spring, MD 20906
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 11-33039

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 12309 Molly Berry Rd., Upper Marlboro, MD 20772 in the County of Prince George's sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding: Parcel Number 0259507, Description Directors Roll 121.14 ac to 3588555 04st r) 25,029.00 Sq. Ft. Map 147 Grid C1 Par 143, Redemption Money \$882.88.

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

It is thereupon this 23rd day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 17th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 27th day of March, 2012 and redeem the property 12309 Molly Berry Rd., Upper Marlboro, MD 20772 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
103075 (2-2,2-9,2-16)

103075 (2-2,2-9,2-16)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Anthony Dawson and Elizabeth Dawson
Defendants

In the Circuit Court for Prince George's County, Maryland

Civil No. CAE 11-16124

ORDERED, this 3rd day of February, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8103 Summitwood Court, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of March, 2012, 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 March, 2012, next.

The report states the amount of sale to be \$175,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
103158 (2-9,2-16,2-23)

103158 (2-9,2-16

LEGALS

Donna P. Brown
7309 Baltimore Avenue, Suite 117
College Park, MD 20740
301-864-6070

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BOBBIE JEAN SMITH

Notice is given that Henry Stewart whose address is 3881 River Ridge Court, Decatur, GA 30034 was on January 30, 2012 appointed personal representative of the estate of Bobbie Jean Smith who died on January 25, 2011 with a will.

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

Any person having a claim against the decedent must present the claim to the undersigned 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.

HENRY STEWART
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

Estate No. 87035
103187 (2-16,2-23,3-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUCILLE A KIMBALL

Notice is given that Charles A Kimball whose address is 10619 Summer Oak Court, Burke, VA 22015 was on January 31, 2012 appointed personal representative of the estate of Lucille A. Kimball who died on January 14, 2012 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 31st day of July, 2012.

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.

CHARLES A KIMBALL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

Estate No. 89524
103188 (2-16,2-23,3-1)

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 Montgomery Road Improvements US 1 to Kenny Street, Contract Number 845-H (D), will be received until March 2, 2012, 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 Fifty Dollars (\$150.00) will be charged for the purchase of the contract documents, which are available for review on February 13, 2012, 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 "D" 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
18,000	LF	5 Inch Yellow Nontoxic Lead Free Waterborne Pavement Marking Paint
200	LF	15 Inch Reinforced Concrete Pipe, Class IV
550	LF	18 Inch Reinforced Concrete Pipe, Class IV
60	LF	24 Inch Reinforced Concrete Pipe, Class IV
8	EA	Prince George's County Type 'K' Inlet (SD 17.0) Precast
1	EA	Prince George's County type 'A' 60 Inch Manhole (SD 21.2)
1	EA	Prince George's County Type 'A' 72 Inch Manhole (SD 21.3)
5	EA	Prince George's County Type 'A' 72 Inch Manhole (SD 21.3)
1,020	LF	Prince George's County Type 'B' Inlet (SD 12.1) L=15'
1	LS	Stone Filter Trench
5,600	TON	Hot Mix Asphalt Superpave 9.5mm for Surface, PG 70-22, Level-2
500	TON	Hot Mix Asphalt Superpave 12.5mm for Base, PG 70-22, Level-2
600	TON	Hot Mix Asphalt Superpave 9.5mm for Wedge/Level, PG 64-22, Level-2
1,000	TON	Hot Mix Asphalt Superpave 25.0mm for Base, PG 64-22, Level-2
5,000	SY	Grinding Hot Mix Asphalt Pavement 0 Inch to 2.0 Inch
17,000	LF	5 Inch White Lead Free Reflective Thermoplastic Pavement Markings
17,000	LF	5 Inch Yellow Lead Free Reflective Thermoplastic Pavement Markings
1,300	LF	12 Inch White Heat Applied Permanent Preformed Thermoplastic Pavement Markings
400	SY	Pavement Patch
29,600	SF	4 Inch Concrete Sidewalk
4,600	LF	Prince George's County Concrete Curb and Gutter (Std. 300.01)
6,000	SF	Residential Entrance
8,000	SY	Placed Furnished Topsoil 4 Inch Depth
105	LF	Furnish and Install 8 Inch Water Main
530	LF	Furnish and Install 10 Inch Water Main
390	LF	Furnish and Install 8 Inch Sewer Line
30	LF	Furnish and Install Sewer Manholes

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 "Montgomery Road Improvements US 1 To Kenny Street, Contract No. 845-H (D)."

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 February 27, 2012, 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.

5. This project requires 20% MBE subcontracting.

- By Authority of -
Rushern L. Baker, III
County Executive

103156 (2-9,2-16,2-23)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

**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
627 Maury Avenue, Oxon Hill, Maryland 20745**

By virtue of the power and authority contained in a Deed of Trust from Maria L. Johnson aka Maria L. Williams, dated April 28, 1988, and recorded in Liber 7008 at folio 110 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

**FEBRUARY 28, 2012
AT 9:39 AM**

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

LOT NUMBERED FOURTEEN (14) IN BLOCK LETTERED "F" IN THE SUBDIVISION KNOWN AS "GLASSMANOR" AS PER PLAT RECORDED IN PLAT BOOK WWW 17, PLAT NUMBERED 55, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.5% 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103133 (2-9,2-16,2-23)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

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

**Improved by premises known as
11401 Cheryl Drive, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Memuna Kourouma, dated March 21, 2009, and recorded in Liber 30516 at folio 024 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

**FEBRUARY 28, 2012
AT 9:42 AM**

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

LOT NUMBERED NINE (9) IN BLOCK LETTERED "T" IN MTHE SUBDIVISION KNOWN AS " MARLBORO WEST", AS PER PLAT TWON, THEREOF RECORDED PLAT BOOK NLP 147 AT PLAT 92 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND THE IMPROVEMENTS THEREON BEING KNOWN AS NO.11401 CHERYL DRIVE, UPPER MARLBORO MD.

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 \$41,000.00 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103163 (2-9,2-16,2-23)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

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

**Improved by premises known as
4215 Talmadge Circle, Suitland, Maryland 20746**

By virtue of the power and authority contained in a Deed of Trust from Yvette Rimaithi and Jaaal Rimaithi, dated August 25, 2009, and recorded in Liber 31011 at folio 460 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

**FEBRUARY 28, 2012
AT 9:30 AM**

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

BEING KNOWN AS LOT 232, IN THE SUBDIVISION KNOWN AS PLAT 7, TOWN CENTER AT CAMP SPRINGS, PER PLAT BOOK REP 200 PAGE 76, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103135 (2-9,2-16,2-23)

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

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

**7904 LIVINGSTON ROAD
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Betty Kern, dated August 23, 2008 and recorded in Liber 30004, Folio 432 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$148,509.21, and an original interest rate of 1.600%, 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 **FEBRUARY 28, 2012 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 \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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. 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, and any deficiency in the underlying secured debt. 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, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

103157 (2-9,2-16,2-23)

LEGALS

Bobby G. Henry, Jr., Esq.
9701 Apollo Drive, Suite 201
Largo, MD 20774
301-925-7900

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAMIE P. LEWIS

Notice is given that Renee Ann Lewis whose address is 1400 East West Highway, #209, Silver Spring, Maryland 20910 was on January 25, 2012 appointed personal representative of the estate of Mamie P. Lewis who died on January 10, 2012 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 25th day of July, 2012.

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.

RENEE ANN LEWIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 89491
103154 (2-9-2-16,2-23)

ORDER OF PUBLICATION

BADGER CERTIFICATES LLC.
C/O JAMES PETERS
801 WAYNE AVE. #400
SILVER SPRING, MD 20910

Plaintiff

v.

THE RIDGES HOMEOWNERS
ASSC. INC WASHINGTON
MGMT DEV CO, INC.
1101 Mercantile Ln. Ste 296
Largo, MD 20774

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 12-00399**

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: Woodreed Dr. Brandywine, MD 20613 3590585 in the County of Prince George's sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding: Parcel Number 3590585 Description Directors Roll Parcel D 7.6400 Acres The Ridges I-Plat Blk B Assmt \$33,200.00: Taxes Due 566.45

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 24th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 13th day of April, 2012 and redeem the property Woodreed Dr. Brandywine, MD 20613 05-3590585 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk
103119 (2-9-2-16,2-23)

ORDER OF PUBLICATION

BADGER CERTIFICATES LLC.
C/O JAMES PETERS
801 WAYNE AVE. #400
SILVER SPRING, MD 20910

Plaintiff

v.

THE RIDGES HOMEOWNERS
ASSC. INC WASHINGTON
MGMT DEV CO, INC.
1101 Mercantile Ln. Ste 296
Largo, MD 20774

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 12-00397**

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: Mountain Laurel Way Brandywine, MD 20613 3590742 in the County of Prince George's sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding: Parcel Number 3590742, Description Directors Roll Parcel C 10.000 Acres The Ridges II-Plat Blk B Assmt \$39,800: Taxes Due 555.15

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 24th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 13th day of April, 2012 and redeem the property Mountain Laurel Way, Brandywine, MD 20613 05-3590742 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk
103113 (2-9-2-16,2-23)

NOTICE

IN THE MATTER OF:
ANGELINA DENISE HAWKINS

FOR THE CHANGE OF
NAME TO:
ANGELINA DENISE WISEMAN

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 12-03509**

A Petition has been filed to change the name of (Minor Child) Angelina Denise Hawkins to Angelina Denise Wiseman.

The latest day by which an objection to the Petition may be filed is March 6, 2012.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
103177 (2-16)

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
103183 (2-16)

LEGALS**ORDER OF PUBLICATION**

BADGER CERTIFICATES LLC.
C/O JAMES PETERS
801 WAYNE AVE. #400
SILVER SPRING, MD 20910

Plaintiff

v.

Elder Thorpe, et al.,
2006 Rhode Island Ave. NE
Washington, DC 20018

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 11-36149**

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, in the County of Prince George's Ute Way Capitol Heights, MD 20743 Lts 90-96 sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 24th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 13th day of April, 2012 and redeem the property Ute Way, Capitol Heights, MD 20743 Lts 90-96 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

103139 (2-9-2-16,2-23)

NOTICE

**SAMSON O. AWOJODU
OF COMPLAINT FILED
AND SERVICE BY
PUBLICATION**

DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE
UNDER THE POOLING SERVING-
ING AGREEMENT DATED AS OF
AUGUST 1, 2007, GSAMP TRUST
2007-HSBC1 SUCCESSOR IN
INTEREST TO AMERICAN BUSI-
NESS MORTGAGE SERVICES,
INC.

Plaintiff

v.

SAMSON O. AWOJODU, et al.,

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 11-09737**

The above-captioned action is one for declaratory relief in connection with certain residential real property located at 1806 Metzertott Road, Unit #A5, Hyattsville, Maryland 20783 ("Property"). Defendant Samson O. Awojodu is the record owner of the Property. The legal description of the Property is as follows:

Unit A-5 in Building No. Six (6) in a Condominium known as "Presidential Park II Condominium", as established by a Condominium Declaration recorded in Liber 5636 at folio 277, and as shown on the Condominium Plat recorded in Plat Book NLP 115, at Plats 55 through 65, inclusive. All among the Land Records of Prince George's County, Maryland.

Being the same property conveyed by deed dated November 3, 1999 and recorded among the aforesaid County Land Records on November 12, 1999 in Liber 13471 at folio 499.

The Plaintiff in this action has sued the Defendant Samson O. Awojodu for declaratory relief establishing that the Plaintiff holds a first priority lien against the Property, as security for an \$80,000.00 mortgage refinance loan issued to Defendant Samson O. Awojodu.

The latest date on which Defendant Samson O. Awojodu may file a response to the Plaintiff's Complaint filed in the above-captioned action is April 13, 2012.

The failure by Defendant Samson O. Awojodu to file a response to the Plaintiff's Complaint filed in the above-captioned action by April 13, 2012 may result in the entry of a judgment by default against Defendant Samson O. Awojodu or the granting of the relief sought by the Plaintiff in this action.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

103112 (2-9-2-16,2-23)

NOTICE

IN THE MATTER OF:
ANTHONY COLLINS

FOR THE CHANGE OF
NAME TO:
ANTHONY FORTE BAILEY

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 12-03510**

A Petition has been filed to change the name of Anthony Collins to Anthony Forte Bailey.

The latest day by which an objection to the Petition may be filed is March 6, 2012.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland

103184 (2-16)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on February 27th, 2012. 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# 5722 2004 CHEVROLET
TRUCK Suburban-V8
VIN# 3GNFK16T14G116280
BOB BELL OF ESSEX
1 KANE STREET
BALTIMORE

LOT# 5866 2002 CHRYSLER
Sebring-V6
VIN# 1C3EL55R62N151372
CAR ONE AUTO BODY SERVICES
314 N STONESTREET AVE
ROCKVILLE

LOT# 5875 1964 BUICK LE SABRE
VIN# 4K2003640
MAACO COLLISION REPAIR
M1209
111 WEST HAMPTON PL
CAPITOL HEIGHTS

LOT# 5877 2002 DODGE TRUCK
Durango-V8
VIN# 1B4HS58N02F203476
J & M AUTO REPAIR
16840 OAKMONT AVE B-C
GAITHERSBURG

LOT# 5878 2000 MERCEDES-
BENZ S Class
VIN# WDBNG75J0YA026825
L & H AUTO REPAIR
14713 BALT AVE #19 & 29
LAUREL

LOT# 5880 1999 TOYOTA Camry
VIN# 4T1BG22K6XU605976
S.A.P. AUTOMOTIVE CENTER,
INC
420 S. KRESSON ST, SUITE B
BALTIMORE

LOT# 5882 2001 DODGE TRUCK
Caravan-V6
VIN# 1B4GP253X1B135675
DARCARS CHRYSLER JEEP
DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 5913B 1987 SEA OX 23FT
MD# 6004BA
GATES MARINE SERVICES, INC
600 CABANA BLVD
DEALE

LOT# 5914B 1989 SEA RAY 29FT
8IN
MD# 5925BU
OFFICIAL # 947673 "WATERS
WHIM II"
GATES MARINE SERVICES, INC
600 CABANA BLVD
DEALE

LOT# 5915B 1985 SEA RAY 30FT
OFFICIAL# 692190 "HAPPY BOT-
TOM"
GATES MARINE SERVICES, INC
600 CABANA BLVD
DEALE

LOT 5869 2002 SUBARU IMPREZA
VIN# JF1GG29672G801263
FITZGERALD LAKEFOREST
HYUNDAI SUBARU
905 N FREDERICK AVE
GAITHERSBURG

**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

103162 (2-9-2-16)

LEGALS

JEROME A. KUTA
Substitute Trustee
6423 Old Branch Avenue
Camp Springs, Maryland 20748
(301) 449-5530

**SUBSTITUTE TRUSTEE'S SALE OF VALUABLE
IMPROVED REAL ESTATE**

Premises known as 2523 Iverson Street, Temple Hills, MD 20748

By virtue of the power and authority contained in a Deed of Trust from Lafasha Hudson and Dewayne Hudson to Kevin P. Huffman and Gerald J. Whittaker (Trustees) dated the 8th day of October, 2004, and recorded among the Land Records of Prince George's County, Maryland, at Liber 21843, Folio 508, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 17, 2012
AT 9:00 A.M.**

all that property described in said Deed of Trust and further described as:

The improvements thereon known as 2523 Iverson Street, Temple Hills, MD 20748 with Tax Account Identifier District 06, Account Number 0515882, and;

The property is improved by condominium Unit No. 2523 Iverson Street and is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any.

TERMS OF SALE: A deposit of \$8,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, must be required at the time of sale. The balance of the purchase price with interest at 7.5% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay. Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by 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 deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. Should the trustee file a Motion to Forfeit Deposit and Resell the Property at the Risk of the defaulting Purchaser, the purchaser waives personal service on himself and /or any principal or corporate designee, and expressly agrees to accept service of any such Motion by regular mail directed to the address provided by said bidder at the time of sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason 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, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, permits, merchantability, or other similar matters.

JEROME A. KUTA
Substitute Trustee

103118 (2-2-2-9,2-16)

NOTICE

**BROOKSIDE PARK
CONDOMINIUM, INC.**

Plaintiff

vs.

MICHAEL B. BROWN, JR.

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 11-25240**

Notice is hereby given this 31st day of January, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 531 Wilson Bridge Drive, #A-1, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Danny Brooks, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 2012; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 1st day of March, 2012; next.

The report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior recorded Deed of Trust, dated November 6, 2006, recorded January 5, 2007 among the Land Records of Prince George's County, in Liber 26795, folio 027, in the amount of \$136,921.54 as of January 4, 2012, being the highest bid received for the property.

MARILYNN M BLAND
Clerk of the Circuit Court for
Prince George's County, MD.

True Copy—Test:
Marilynn M Bland, Clerk
103110 (2-2-2-9,2-16)

NOTICE

**Laura H. G. O'Sullivan, et al.,
Substitute Trustees**

Plaintiffs

vs.

**Francisco De Paula Leon Gonzalez
and Manuel Moreno Sotelo**

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 11-18982**

ORDERED, this 26th day of January, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8437 Ravenswood Road, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of February, 2012, 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 27th day of February, 2012, next.

The report states the amount of sale to be \$153,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

103107 (2-2-2-9,2-16)

NOTICE

**BROOKSIDE PARK
CONDOMINIUM, INC.**

Plaintiff

vs.

AIDA F. ABEBE

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 11-25241**

Notice is hereby given this 26th day of January, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 556 Wilson Bridge Drive, #C-1, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Danny Brooks, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 2012; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 27th day of February, 2012; next.

The report of sale states the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior recorded Deed of Trust, dated September 30, 2005, recorded November 29, 2005, among the Land Records of Prince George's County, in Liber 23605, folio 081, in the amount of \$183,062.19 as of January 4, 2012, being the highest bid received for the property.

MARILYNN M BLAND
Clerk of the Circuit Court for
Prince George's County, MD.

True Copy—Test:
Marilynn M Bland, Clerk
103109 (2-2-2-9,2-16)

NOTICE

**Laura H. G. O'Sullivan, et al.,
Substitute Trustees**

Plaintiffs

vs.

**Carrella Q Jubilee
aka Carella Jubilee**

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 11-17803**

ORDERED, this 31st day of January, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8684 Devon Hills Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 2012, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of March, 2012, next.

The report states the amount of sale to be \$107,381.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

103111 (2-2-2-9,2-16)

LEGALS

Victor A. Lembo
Weinstock, Friedman &
Friedman, P.A.
4 Reservoir Circle
Baltimore, MD 21208
410-559-9000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NAOMI WILLIAMS
AKA: NAOMI MARGUERITTA
D. WILLIAMS-JOHNSON,
NAOMI WILLIAMS-JOHNSON

Notice is given that Ronald E Williams whose address is 636 Rock Creek Church RD, NW, Washington, DC 20010 was on January 26, 2012 appointed personal representative of the estate of Naomi Williams who died on August 17, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 26th day of July, 2012.

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.

RONALD E WILLIAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 88456
103189 (2-16,2-23,3-1)

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 Duval Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on **March 05, 2012**. 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# 5491 2005 KTM 250SXF
VIN# VBKMXJ4385M093419
AUTO INTERNATIONAL REPAIR
CENTER
1207 WEST ST
ANNAPOLIS

LOT# 5667 2002 MITSUBISHI
Eclipse-4 Cyl.
VIN# 4A3AE45G52E019620
BRIDGE AUTO REPAIR
5 PHILADELPHIA AVE
OCEAN CITY

LOT# 5761 2000 JAGUAR XK8-V8
VIN# SAJJA42B4YPA00372
HILLTOP MOTORS INC
4863 MARLBORO PIKE
CAPITOL HEIGHTS

LOT# 5787 2001 TOYOTA Camry-4
Cyl.
VIN# 4T1BG22K01U025761
JB AUTO REPAIR
7615 K RICKENBACKER DR
GAITHERSBURG

LOT# 5819B 1997 BOMBARDIER
SEADOO 8FT
VIN# ZZNJ0748E797
BALTIMORE MARINE CENTER
2775 LIGHTHOUSE POINT EAST
BALTIMORE

LOT# 5822 2005 FORD Mustang-V8
VIN# 1ZVHT82H155185694
KELLY'S COLLISION
136 CLEMWOOD ST
SALISBURY

LOT# 5828 2003 MAZDA Mazda6-
4 Cyl.
VIN# 1YVFP80C335M40777
OVERLEA AUTO SERVICES
6601 BELAIR ROAD
BALTIMORE

LOT# 5869 2002 SUBARU Impreza
VIN# JF1GG29672G801263
FITZGERALD LAKE FOREST
HYUNDAI SUBURU
905 N FREDERICK AVE
GAITHERSBURG

LOT# 5881 2002 PONTIAC
Bonneville-V6
VIN# 1G2HY54K524219363
DANNY'S AUTO SERVICE

4520 EMERSON ST
HYATTSVILLE

LOT# 5884 2010 NISSAN ALTIMA
VIN# 1N4AL2AP5AC102239
ANTWERPEN SECURITY NISSAN
1701 WOODLAWN DR
BALTIMORE

LOT# 5903B 1981 SEARAY 25FT
5IN
MD# 3856AJ
COVE POINT MARINE TRANS-
PORT
6029 HERRING BAY RD BOX 2
DEALE

LOT# 5912B 1984 CATALINA 29FT
10IN
MD# 1483AK
OFFICIAL# 970597 "CON-
NEMARA"
ANNAPOLIS MARYLAND CAPI-
TAL YACHT CLUB
16 CHESAPEAKE LANDING
ANNAPOLIS

LOT# 5920B 1979 TROJAN 32FT
MD# 4869BE
COVE POINT MARINE TRANS-
PORT
6029 HERRING BAY RD BOX 2
DEALE

LOT# 5923B 1983 TIARA 26FT
MD# 8420AN
HARBOUR COVE MARINA
5910 VACATION LANE
DEALE

LOT# 5930B 1968 TARTAN 34FT
4IN
MD# 8494AH
ROCKHOLD CREEK MARINA
453 DEALE RD
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

103193 (2-16,2-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBORAH J TATE

Notice is given that Tammie Howcote whose address is 5918 Old Croom Station Road, Upper Marlboro, MD 20772 was on January 31, 2012 appointed personal representative of the estate of Deborah J Tate who died on January 17, 2012 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 31st day of July, 2012.

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.

TAMMIE HOWCOTT
Personal Representative

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

Estate No. 89552
103196 (2-16,2-23,3-1)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
PATSY ADAMS
AKA **PATSY ANN ADAMS**
Estate No.: 89114

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the
above estate:

You are hereby notified that a Petition has been filed by KEITH ADAMS for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 14, 2012 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

103186 (2-16,2-23)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8201 RIVER PARK ROAD
BOWIE, MD 20715

Under a power of sale contained in a certain Declaration, dated April 4, 2000 and recorded in Liber 13818, Folio 503 among the Land Records of Prince George's County, Maryland, and lien under the Maryland Contract Lien Act, default having occurred under the terms thereof, the Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 6, 2012 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.

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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, and any deficiency in the underlying secured debt. 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, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

103176 (2-16,2-23,3-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6003 88TH PLACE
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Delmy E. Munoz and Cecilio Hernandez, dated May 8, 2007 and recorded in Liber 27944, Folio 132 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 6, 2012 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$40,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest 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, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) 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, and any deficiency in the underlying secured debt. 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, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

103173 (2-16,2-23,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
6310 Hil Mar Drive, Apt 1, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Cecelia Quander, dated August 9, 2006, and recorded in Liber 26043 at folio 604, and re-recorded in Liber 29764 folio 697 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 6, 2012
AT 9:51 AM

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

UNIT NO. 9-1 OF THE "WESTWOOD PARK CONDOMINIUM", ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED JANUARY 6, 2006 AND RECORDED JANUARY 17, 2006 IN LIBER 24035, FOLIO 595, AMENDED AND RESTATED DECLARATION OF CONDOMINIUM DATED JANUARY 31, 2006 AND RECORDED FEBRUARY 1, 2006 IN LIBER 24213, FOLIO 660, AMONG THE LAND RECORDS OF THE PRINCE GEORGE'S COUNTY, MARYLAND, AND ANY RECORDED AMENDMENTS THERETO AS OF THE HEREOF AND AS PER PLAT OF CONDOMINIUM SUBDIVISION RECORDED IN CONDOMINIUM PLAT BOOK 210AT PLAT NOS. 25 ET SEQ., AMENDED AND RESTED IN CONDOMINIUM PLAT BOOK 210 AT PLAT NO.42 ET SEQ.

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 \$22,000.00 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103171 (2-16,2-23,3-1)

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
**1502 Potomac Heights Drive, Unit 199,
Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Lenora Dobson fka Lenora C. Mignott, dated March 26, 2008, and recorded in Liber 29798 at folio 063 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 6, 2012
AT 9:36 AM

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

UNIT NUMBERED ONE HUNDRED FORTY-TWO (142) IN THE SUBDIVISION KNOWN AS "PINWOOD HILL CONDOMINIUM, SECTION FIVE", AS ESTABLISHED BY MASTER DEED, DATED DECEMBER 14, 1971 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 4023, AT FOLIO 350 AND PURSUANT TO THE PLAT FOR PINWOOD HILL CONDOMINIUM DESCRIBED IN SAID MASTER DEED RECORDED AMONG THE LANDS RECORDS OF SAID COUNTY AND STATE IN COUNTY AND STATE IN CONDOMINIUM PLAT BOOK WWW 53, AT PLATS NUMBERES SIXTY NINE (69 THROUGH SEVENTY TWO (72), INCLUSIVE); SUBECT TO AND WITH THE BENEFIT OF THE SAID MASTER DEED.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103167 (2-16,2-23,3-1)

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
7830 Hanover Parkway, #304, Greenbelt, MD 20770-2601

By virtue of the power and authority contained in a Deed of Trust from ANTOINETTE RAUCH dated December 19, 2005 and recorded in Liber 24193 at Folio 057 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, FEBRUARY 24, 2012
AT 3:20 P.M.

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

BEING UNIT NUMBERED 488 IN A HORIZONTAL PROPERTY REGIME KNOWN AS "GREENBRIAR CONDOMINIUM PHASE II", ESTABLISHED BY A CONDOMINIUM DECLARATION DATED JULY 15TH, 1975 AND RECORDED DECEMBER 12TH, 1975, IN LIBER 4564 AT FOLIO 790, AS SHOWN ON A PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "GREENBRIAR CONDOMINIUM PHASE II, RECORDED IN PLAT BOOK C.E.C. 93, AT PLATS 20 THROUGH 27, INCLUSIVE, 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 DECLARATION AFORESAID, AND INCLUDING THE FEE IN AND UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPURTENANT TO SAID UNIT AS SUCH INTEREST IS SET OUT AND DEFINED IN THE SAID DECLARATION AS THE SAME MAY BE LAWFULLY REVISED OR AMENDED FROM TIME TO TIME, AND BEING ALL OF THE SAME PROPERTY ACQUIRED BY THE PARTIES OF THE FIRST PART BY DEED RECORDED IN LIBER 5159 AT FOLIO 197.

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

TERMS OF SALE: A deposit of \$20,000.00 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.

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

103147 (2-9,2-16,2-23)

ORDER OF PUBLICATION

BADGER CERTIFICATES LLC.
 C/O JAMES PETERS
 801 WAYNE AVE. #400
 SILVER SPRING, MD 20910

Plaintiff

v.

Sterling Parker et. al.
 9412 Darcy Pl.
 Upper Marlboro, MD 20774

**In the Circuit Court for
 Prince George's County,
 Maryland**
Civil Division
CAE 11-36147

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, in the County of Prince George's, 7204 Sheriff Rd. Hyattsville, MD 20785 sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 24th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 13th day of April, 2012 and redeem the property 7204 Sheriff Rd. Hyattsville, MD 20785 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
 Clerk of the Circuit Court for
 Prince George's County, Maryland

True Copy—Test:
 Marilynn M. Bland, Clerk
 103121 (2-9,2-16,2-23)

ORDER OF PUBLICATION

BADGER CERTIFICATES LLC.
 C/O JAMES PETERS
 801 WAYNE AVE. #400
 SILVER SPRING, MD 20910

Plaintiff

v.

Peter Odagbodo et. al.
 6912 Livingston Rd.
 Oxon Hill, MD 20745

**In the Circuit Court for
 Prince George's County,
 Maryland**
Civil Division
CAE 11-36148

The Object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, in the County of Prince George's, Marlboro Pike Capitol Heights, MD 20743 Lt 13 and 14 sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

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

It is thereupon this 30th day of January, 2012, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, on or before the 24th day of February, 2012, warning all persons interested in the property to Appear in Circuit Court by the 13th day of April, 2012 and redeem the property Marlboro Pike Capitol Heights, MD 20743 Lt 13 and 14 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's Title, free and clear of all encumbrances.

MARILYNN M. BLAND
 Clerk of the Circuit Court for
 Prince George's County, Maryland

True Copy—Test:
 Marilynn M. Bland, Clerk
 103122 (2-9,2-16,2-23)

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
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 at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, FEBRUARY 24, 2012
AT 3:05 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 \$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 4.75% 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.

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

103148 (2-9,2-16,2-23)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
GERALD JOSEPH OLEXA
AKA: GERALD JOSEPH
OLEXA SR

Notice is given that Gerald J. Olexa II whose address is 700 Willow Way, Prince Frederick, MD 20678 was on February 25, 2011 appointed personal representative of the small estate of Gerald Joseph Olexa who died on April 17, 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 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.

GERALD J OLEXA II
 Personal Representative

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

103190 Estate No.86859 (2-16)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
MAFALDA K STANZIONE

Notice is given that Daniel Clyde Carson whose address is 15105 Peartree Drive, Bowie, MD 20721 was on January 31, 2012 appointed personal representative of the small estate of Mafalda K Stanzione who died on December 11, 2011 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.

DANIEL CLYDE CARSON
 Personal Representative

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

103191 Estate No.89559 (2-16)

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
107 Seneca Drive, Oxon Hill, MD 20745-1314

By virtue of the power and authority contained in a Deed of Trust from GRETCHEN M. LOVE AKA GRETCHEN M. SMITH, dated August 9, 2006 and recorded in Liber 26128 at Folio 658 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, FEBRUARY 24, 2012
AT 3:00 P.M.

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

Lot numbered Twenty-one (21), in Block lettered "D", in the subdivision known as "SECTION TWO, FOREST HEIGHTS", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book BB No. 8, folio 43. Being in the 12th Election District.

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

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

TERMS OF SALE: A deposit of \$16,000.00 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 6.875% 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.

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

103130 (2-9,2-16,2-23)

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

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

Case No: CAE11-26943

ORDER OF PUBLICATION

This is to give notice that on the 14th day of October, 2011, a Petition for Guardianship of a Minor Child, DELORES DAVONNA MONTGOMERY, was filed in the Circuit Court for Prince George's County, Maryland, by ROXANE WATTS and TYRONE MONTGOMERY, Petitioners, against TIESHIA MONTGOMERY, birth mother, and ANTHONY HALL, birth father. The birth mother, TIESHIA MONTGOMERY, last known address is 6118 Breezewood Court, Apt 302, Greenbelt, MD 20770, and the last known address of the birth father, ANTHONY HALL, is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-26943, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 25th day of January, 2012, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 27th day of February, 2012, giving notice to ANTHONY HALL, Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 2nd day of March, 2012, why the relief requested should not be granted.

MARILYNN M. BLAND
 CLERK

103125 (2-9,2-16,2-23)

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

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

Case No: CAE11-22151

ORDER OF PUBLICATION

This is to give notice that on the 31st day of August, 2011, a Petition for Guardianship of a Minor Child, TYRESEE BREYAN DAVONNE GRAVES, was filed in the Circuit Court for Prince George's County, Maryland, by GERALD SMITH, Petitioner, against ANGEL DENISE GRAVES, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, ANGEL DENISE GRAVES is DECEASED, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-22151, Guardianship of Minor Child, is that he be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 25th day of January, 2012, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 27th day of February, 2012, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 2nd day of March, 2012, why the relief requested should not be granted.

MARILYNN M. BLAND
 CLERK

103124 (2-9,2-16,2-23)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
1704 Fraser Fir Court, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Donald A Hall, dated December 23, 2006, and recorded in Liber 27093 at folio 118 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 6, 2012
AT 9:30 AM**

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

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, THAT IS TO SAY:

LOT NUMBERED THIRTY-TWO (32) IN THE SUBDIVISION KNOWN AS "PLAST TWO, SECTION SEVEN WOODVIEW VILLAGE WEST", AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 177 AT PLAT NO. 33.

FOR INFORMATIONAL PURPOSES ONLY ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 13-3047313, SOURCE OF TITLE IS BOOK 16552 PAGE 224 (RECORDED 12/12/2002).

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103164 (2-16,2-23,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
2348 Seton Way, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Michael L Simon and Stephanie S Simon, dated November 21, 2007, and recorded in Liber 29023 at folio 268 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 6, 2012
AT 9:42 AM**

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

LOT NUMBERED SIXTY-TWO (62) IN THE SUBDIVISION KNOWN AS "PLAT THREE, PENNSYLVANIA PLACE ON THE AVENUE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK VJ 163 AT PLAT 84, BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103169 (2-16,2-23,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
5710 Patagonia Court, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Estate of Barry L Brooks, dated May 24, 2007, and recorded in Liber 27987 at folio 618 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 6, 2012
AT 9:33 AM**

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

ALL THAT PARCEL OF LAND IN CITY OF CLINTON, PRINCE GEORGES COUNTY, STATE OF MARYLAND, AS MORE FULLY DESCRIBED IN DEED LIBER 5640, FOLIO 123, ID# 09-0882027, BEING KNOWN AND DESIGNATED AS LOT 39, BLOCK A, POPE'S ADDITION TO CHRIS-MAR MANOR, FILED IN PLAT BOOK WWW 64, PAGE 12 RECORDED 06/23/1967

The property is improved by a dwelling.

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

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

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103165 (2-16,2-23,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
3104 Bellbrook Court, Temple Hills, Maryland 20748**

By virtue of the power and authority contained in a Deed of Trust from Reginald Robinson, dated August 31, 2006, and recorded in Liber 26111 at folio 417 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 6, 2012
AT 9:54 AM**

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

LOT NUMBERED SIXTEEN (16), IN BLOCK "H", IN THE SUBDIVISION KNOWN AS "GOOD HOPE HILLS, SECTION II", AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK WWW 34 AT PLAT 9, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, 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 \$14,000.00 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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103172 (2-16,2-23,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
4907 49th Avenue, Hyattsville, Maryland 20781**

By virtue of the power and authority contained in a Deed of Trust from Clarence J Martin and Robin Martin, dated October 9, 2008, and recorded in Liber 30096 at folio 100 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 6, 2012
AT 9:48 AM**

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

BEING KNOWN AND DESIGNATED AS LOT 30 IN THE SUBDIVISION KNOWN AS "WELLS & WELLS SUBDIVISION OF PALESTINE FARM", AS PER BOOK 15 AT 465, RE-RECORDED AT PLAT BOOK A AT PLAT 145 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 16TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103170 (2-16,2-23,3-1)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
4100 55th Avenue, Bladensburg, Maryland 20710**

By virtue of the power and authority contained in a Deed of Trust from Frank Roberson, dated November 17, 2006, and recorded in Liber 26510 at folio 598 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 6, 2012
AT 9:39 AM**

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

LOT NUMBERED THREE (3) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "SECTION 1, WASHINGTON SUBURBAN HOMES", AS PER PLAT RECORDED IN PLAT BOOK BB 9, NUMBERED 78, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

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

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

103166 (2-16,2-23,3-1)

LEGALS

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
11785 Beltsville Drive, 10th Floor
Calverton, Maryland 20705
(301) 572-7900

TRUSTEE'S SALE

Of valuable, improved real estate, located at 2842 Iverson Street, Temple Hills, Prince George's County, Maryland, 20748.

By virtue of the power and authority contained in the Master Deed recorded December 12, 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. Christopher A. Jackson, Case No: CAE 10-01587, 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:

**FEBRUARY 22, 2012
AT 2:00 P.M.**

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 2842 Iverson Street, Temple Hills, Prince George's County, Maryland, 20748, and described as follows:

UNIT NUMBERED ONE HUNDRED FIVE (105) IN A PLAN OF CONDOMINIUM ENTITLED MASTER PLAT 2, IVERSON SQUARE CONDOMINIUM, AS PER PLATS AND PLANS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 82, AT PLAT 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 30, 1972 AND RE-RECORDED IN LIBER 4161 AT FOLIO 208 AMONG THE AFORESAID LAND RECORDS.

SUBJECT to all restrictions, right of way easements and other conditions contained in Deeds forming the chain of title to the captioned property.

Said property being located in the 6th Election District of said County.

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 rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further 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 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 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. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of 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.

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified or if for any reason the Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and 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 Bethany L. Flanders, Esquire, at the above captioned address.

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

DANNY BROOKS and MARK G. LEVIN,
Trustees

103116 (2-2,2-9,2-16)

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
11785 Beltsville Drive, 10th Floor
Calverton, Maryland 20705
(301) 572-7900

TRUSTEE'S SALE

Of valuable, improved real estate, located at 566 Wilson Bridge Drive, #D-2, 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. Donald C. Phillips, Jr., Case No: CAE-11-29754, 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:

**FEBRUARY 22, 2012
AT 2:15 P.M.**

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 566 Wilson Bridge Drive, #D-2, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

BEING KNOWN AND DESIGNATED as Unit numbered and lettered 6767 D2 in building numbered twenty (20) in the subdivision known as "Wilson Bridge Condominium", as per plat recorded among the Land Records of Prince George's County, Maryland, in plat book WWW 82 at plats 12 et seq., together with the facilities and other appurtenances more specifically defined in the master deed recorded among said land records in Liber 4156 at folio 711.

SUBJECT to all restrictions, right of way easements and other conditions contained in Deeds forming the chain of title to the captioned property.

Said property being located in the 12th Election District of said County.

The improvements thereon being known as No. 566 Wilson Bridge Drive, Unit D No. 02.

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 rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further 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.

LEGALS

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 Six Thousand and 00/100 Dollars (\$6,000.00), 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 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. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of 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.

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified or if for any reason the Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and 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 Bethany L. Flanders, Esquire, at the above captioned address.

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

DANNY BROOKS and MARK G. LEVIN,
Trustees

103115 (2-2,2-9,2-16)

JEROME A. KUTA
Substitute Trustee
6423 Old Branch Avenue
Camp Springs, Maryland 20748
(301) 449-5530

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE REAL ESTATE

Premises known as 3513 Rhode Island Avenue, Mount Rainier, MD 20712

virtue of the power and authority contained in a Deed of Trust from Bar El Real Estate, LLC to Judy Billings (Trustee) dated the 8th day of June, 2005, and recorded among the Land Records of Prince George's County, Maryland, at Liber 22587, Folio 032, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 17, 2012
AT 9:15 A.M.**

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

Lot 11 in Block 2, in the subdivision known as "Rhode Island Avenue Addition to Mount Rainier", per plat Book A at Plat 6 recorded among the Land Records of Prince George's, Maryland, having the address 3513 Rhode Island Avenue, Mount Rainier, Maryland 20712 (described in the Deed of Trust as 3601 Rhode Island Avenue, Mount Rainier, Maryland 20712), the property having Tax Account Identifier District 17, Account Number 1889021, and;

The property is unimproved land and is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any.

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 Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 14.04% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay. Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by 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 deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. Should the trustee file a Motion to Forfeit Deposit and Resell the Property at the Risk of the defaulting Purchaser, the purchaser waives personal service on himself and /or any principal or corporate designee, and expressly agrees to accept service of any such Motion by regular mail directed to the address provided by said bidder at the time of sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason 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, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, permits, merchantability, or other similar matters.

JEROME A. KUTA
Substitute Trustee

103117 (2-2,2-9,2-16)

LEGALS

NOTICE

IN THE MATTER OF:
Yasmine Marie Suubi Katono Kintu

FOR THE CHANGE OF NAME TO:
Jasmine Marie Suubi Katono Kintu

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 12-03176**

A Petition has been filed to change the name of (Minor Child) Yasmine Marie Suubi Katono Kintu to Jasmine Marie Suubi Katono Kintu.

The latest day by which an objection to the Petition may be filed is March 6, 2012.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland

103181 (2-16)

NOTICE

IN THE MATTER OF:
MARCUS REGINALD-BERT BONNETTE

FOR THE CHANGE OF NAME TO:
MARCUS ROBERT ROACH-USUAL

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 12-03444**

A Petition has been filed to change the name of Marcus Reginald-Bert Bonnette to Marcus Robert Roach-Usual.

The latest day by which an objection to the Petition may be filed is March 6, 2012.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland

103182 (2-16)

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 TRUSTEE'S SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
1800 Village Green Drive, Landover, MD 20785-4115**

By virtue of the power and authority contained in a Deed of Trust from LOUIS S. THOMAS (PERSONAL REPRESENTATIVE OF ESTATE THERESA THOMAS) and THERESA THOMAS, dated December 14, 1988 and recorded in Liber 7174 at Folio 986 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, FEBRUARY 24, 2012
AT 3:15 P.M.**

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

UNIT NUMBERED AND LETTERED D-96 IN SUBDIVISION KNOWN AS "PHASE THREE, WINDMILL SQUARE CONDOMINIUM" (ERRONEOUSLY REFERRED TO IN A DEED RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 6062 AT FOLIO 850 AS "PHASE TWO"), AS ESTABLISHED BY DECLARATION RECORDED AMONG SAID LAND RECORDS IN LIBER 5958 AT FOLIO 263, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED AMONG SAID LAND RECORDS IN LIBER 5974 AT FOLIO 751, AND BY SECOND AMENDMENT RECORDED AMONG SAID LAND RECORDS IN LIBER 5994 AT FOLIO 528, AND AS SHOWN ON PLATS RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK NLP 121 AT PLATS 37 TO 42, INCLUSIVE (ERRONEOUSLY REFERRED TO IN SAID 6062 AT 850 AS "NLP 121, PLATS 6 THROUGH 10).

BEING IN THE 13TH ELECTION DISTRICT.

TAX ACCOUNT #13-26201-97-007.

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

TERMS OF SALE: A deposit of \$4000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.00% 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.

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**

103150 (2-9,2-16,2-23)

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
	Request for Information – for Public Safety Uniforms for the Police Department	Conference: March 5, 2012 at 10:00 a.m. 4380 Forbes Boulevard Lanham, MD 20706	
11-0008	Remodeling & Exterior Repairs at the County Services Building "EXTENDED"	Pre bid: Occurred	\$75.00
		Opens: 3/6/2012 @ 3:00 p.m.	
11-0010	Renovations of the Isolation Cells at Department of Corrections "EXTENDED"	Pre bid: Occurred	\$55.00
		Opens: 3/12/2012 @ 3:00 p.m.	
S11-022	Enterprise Resource Planning (ERP) Software and Implementation Services "EXTENDED"	Pre-Proposal Conference: Occurred Closes: 3/2/12 @ 3:00 P.M.	\$6.50

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—
Rushen L. Baker, III
County Executive

103194 (2-16)