

# *The Prince George's Post*

*Call 301-627-0900*

*or*

*Fax 301-627-6260*

**Have a Very Safe**

**Weekend**

**And Remember,**

**Don't Drink**

**and Drive!**

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

15600 Wistar Place, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Victoria Davis, dated December 24, 2008, and recorded in Liber 30337 at folio 207 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

AUGUST 28, 2012

AT 9:30 AM

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

LOT NUMBERED THIRTY-TWO (32), IN BLOCK LETTERED "D", IN THE SUBDIVISION KNOWN AS "PLAT OF CORRECTION, PLAT FOUR, MCKENDREE VILLAGE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK REP 197, AT PLAT 14; BEING IN THE 11TH 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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. 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

104112

(8-9,8-16,8-23)

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

4917 Gully Court, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Vincent L Paris, dated July 15, 2009, and recorded in Liber 30837 at folio 252 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

AUGUST 28, 2012

AT 9:45 AM

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

LOT NUMBERED SEVEN-FOUR (74), IN BLOCK LETTERED" A" IN THE SUBDIVISION KNOWN AS "PLAT ONE, SUTLER SUBDIVISION", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK VJ 163 AT PLAT 98. BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104106

(8-9,8-16,8-23)

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

9703 51st Place, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Jose J Ruiz and Transito Marisol Rivera aka Transito M Rivera, dated April 19, 2005, and recorded in Liber 22377 at folio 121 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

AUGUST 28, 2012

AT 9:33 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWO (2) IN BLOCK S IN A SUBDIVISION KNOWN AS "HOLLYWOOD' AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16 AT PLAT 83 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 \$21,000.00 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. 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

104111

(8-9,8-16,8-23)

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

2608 Markham Lane, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Michael Barnes and Evangeline Barnes, dated May 20, 2008, and recorded in Liber 29844 at folio 039 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

SEPTEMBER 4, 2012

AT 9:54 AM

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

BEING KNOWN AND DESIGNATED AS LOT 34, PARCEL A IN BLOCK X IN A SUBDIVISION KNOWN AS "KENTLAND", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 194 AT PLAT 19 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. "LOTS NUMBERED THIRTY-ONE (31) THROUGH FORTY-ONE (41) PARCEL A, BLOCK X, KENTLAND", AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 164, AT PLAT 19.

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. 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

104147

(8-16,8-23,8-30)

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

6927 Decatur Street, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Daniel Christopher Curran, dated March 11, 2005, and recorded in Liber 21953 at folio 443 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

AUGUST 28, 2012

AT 9:36 AM

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

LOT NUMBERED TWENTY-FOUR (24) IN BLOCK NUMBERED TWELVE (12) IN THE SUBDIVISION KNOWN AS "WOODLAWN" AS PER PLAT RECORDED IN PLAT BOOK B.B 14, PLAT NO. 79 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. 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

104119

(8-9,8-16,8-23)

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

907 Arbor Park Place, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Bryan L English and Chris E English, dated August 20, 2009, and recorded in Liber 30920 at folio 521 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

AUGUST 28, 2012

AT 9:48 AM

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

BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK E, PLAT 6, "ARBOR PARK" AS THE SAME IS SHOWN ON PLAT RECORDED IN PLAT BOOK 162, PLAT NO. 32, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, WHICH HAS THE ADDRESS OF 907 ARBOR PARK PLACE, MITCHELLVILLE, MD 20721. BEING THE SAME LOT OF GROUND CONVEYED BY DEED DATED MAY 30, 2008 FROM CECIL B. TUCKER, JR. UNTO BRYAN. ENGLISH AND CHRLS E. ENGLISH AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND ON JUNE 10,2008 IN LLBER 29747 AT FOLIO 192.

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 \$45,000.00 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. 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

104109

(8-9,8-16,8-23)

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  
7170 Donnell Place, Unit C1, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Darren G Cox, dated August 3, 2006, and recorded in Liber 25825 at folio 623 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

AUGUST 21, 2012  
AT 9:30 AM

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

CONDOMINIUM PHASE I, UNIT NO. 7170-C-1 IN "HOLLY HILL CONDOMINIUM" (HEREINAFTER CALLED THE "CONDOMINIUM") ESTABLISHED BY HOLLY HILL ASSOCIATES, UNDER THE PROVISIONS OF TITLE 11 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, AS AMENDED BY CONDOMINIUM DECLARATION DATED MARCH 9, 1982 AND RECORDED MARCH 10, 1982, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 5511 AT FOLIO 827; AND BY THE CONDOMINIUM PLAT (CONSISTING OF SIX SHEETS) RECORDED ON MARCH 10, 1982, AMONG THE AFORESAID LAND RECORDS, IN CONDOMINIUM PLAT BOOK NLP 112 AT PAGES 74 THROUGH 79, INCLUSIVE. THE IMPROVEMENTS THEREON BEING KNOWN AS: 7170 DONNELL PL, UNIT C-1; DISTRICT HEIGHTS, MARYLAND 20747.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104071 (8-2-8-9,8-16)

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  
4223 Talmadge Circle, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Estate of Darla Smallwood, dated January 26, 2009, and recorded in Liber 30358 at folio 461 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

SEPTEMBER 4, 2012  
AT 10:06 AM

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

LOT 236, 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 \$37,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104173 (8-16,8-23,8-30)

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

308 HEYSE COURT  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Kenneth James, dated November 19, 2007 and recorded in Liber 30370, Folio 455 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$185,000.00, and an original interest rate of 6.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

104092 (8-2-8-9,8-16)

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  
1107 Wentworth Drive, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Hector O Coreas, dated March 22, 2006, and recorded in Liber 24918 at folio 501 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

AUGUST 21, 2012  
AT 10:00 AM

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

LOT NUMBER SIX (6), IN BLOCK "GG", IN THE SUBDIVISION KNOWN AS "PLAT NO.7-SOUTHLAND", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW25 AT PLAT NO.53, 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. 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

104076 (8-2-8-9,8-16)

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

7411 WILHELM DRIVE  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Maribel F. Murray, dated November 28, 2007 and recorded in Liber 29029, Folio 710 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,500.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 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 \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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

104094 (8-2-8-9,8-16)

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  
3774 Stonesboro Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Walter H Carter-Bey and Shirley M Carter-Bey, dated June 22, 2009, and recorded in Liber 30863 at folio 317 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

AUGUST 21, 2012  
AT 9:42 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. FIFTEEN (15) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT ONE, MAPLEWOOD", AS PER PLAT RECORDED IN PLAT BOOK WWW 64 AT PLAT 38, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. (9TH ELECTION DISTRICT)

The property is improved by a dwelling.

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

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

104067 (8-2-8-9,8-16)



LEGALS

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed, changes and additions to the Prince George’s County Rules and Regulations to include new Rule and Regulation #77 and Rule and Regulation 78:

R.R. NO. 77 – CONSUMING OF WINE NOT PURCHASED ON THE LICENSED PREMISES (CORKAGE)

Section 12-107 allow the Board of License Commissioners to issue authorization for a Class B and Class C license holder to permit patrons to consume wine at the licensed premises that is not purchased at the establishment and further to impose corkage fee. In order to obtain this privilege, an establishment must file the appropriate form with the Board and receive a letter of approval.

The licensee is responsible to assure that:

- The patrons possessing and consuming alcoholic beverages are at least 21 years of age.
- The wine is consumed with a meal during permitted hours of operation.
- The wine is not available on the menu of the licensed premises.
- The licensee properly disposed of the wine or re-corks it and enables the patron to remove the wine from the premises.
- The licensee remains responsible for the consumption of alcoholic beverages on their premises and will be subject to fines and /or suspension or revocation of the alcoholic beverage license for a violation of the Rules and Regulations of the Board.
- The corkage permit will be subject to compliance checks by the Board.

R.R. NO. 78 – USE OF PROMOTERS NOT PERMITTED:

The use of promoters or promotion companies is strictly prohibited. The licensee is responsible for the management of the business at all times. The licensee, their agent or manager (if an approved management agreement is on file with the Board) is responsible for the operation of the licensed premises to include any entertainment provided. At no time should the operation be relinquished to a promoter or promotion company. The use of advertisements by promoters or promotion companies can be used as evidence before the Board that the licensee has relinquished control of the licensed premises. Establishments found in violation of this Rule and Regulation are subject to a fine and /or suspension and /or revocation of the alcoholic beverage license. Licenses issued under Section 6-201(r)(8)(i) of Article 2B of the Annotated Code of Maryland may be excepted from the some of the provisions of this Rule and Regulation.

In additional to the proposed new Rule and Regulation No. 77 and 78; numerous substantive and stylistic changes have been incorporated throughout the Rules and Regulations book. A copy of the entire proposed rule and regulation book can be obtained from the Board of License Commissioners office at 301-699-2770 or at [www.princegeorgescountymd.gov/bol](http://www.princegeorgescountymd.gov/bol).

A Public Hearing will be held on September 5, 2012 @ 7:00 p.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS  
(LIQUOR CONTROL BOARD)

Attest:  
Diane M. Bryant  
August 13, 2012

104179 (8-16,8-23)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees

vs.

Plaintiffs

Elsie S Delos Reyes and  
John V Delos Reyes

vs.

Defendants

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

CIVIL NO. CAE 12-13510

ORDERED, this 13th day of August, 2012 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8108 Allentown Road, 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 13th day of September, 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 13th day of September, 2012, next. The report states the amount of sale to be \$140,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

104180 (8-16,8-23,8-30)

AMENDED NOTICE

JEFFREY W. HARAB  
SUBSTITUTE TRUSTEE

vs.

Plaintiff

VINCENT H. DAVIS

vs.

Defendant

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAE 12-12751

NOTICE is hereby given this 6th day of August, 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 6th of September, 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 6th day of September, 2012. The Report of Sale states the amount of the foreclosure sale price to be \$72,000.00. The property sold herein is known as 1836 Metzertott Road, Suite 118, Adelphi, MD 20783.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104141 (8-9,8-16,8-23)

MECHANIC’S LIEN  
SALE

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

AUGUST 29, 2012  
AT 10:00 A.M.

2001 DODGE  
VIN#: 1B3AJ56U51N587181  
Larry Miles, Baltimore, MD

Sale to be held at:  
J & M Auto  
5921 Arbor Street  
Hyattsville, MD 20781  
Terms of Sale—CASH.  
Lienor reserves the right to bid.

104184 (8-16,8-23)

LEGALS

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 August 31, 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# 6200 1991 CHEVROLET G-20  
VIN# 1GBEG25K2M7111917  
ALL AMERICAN AUTO SERVICE  
CENTER  
4645 CREMEN ROAD  
TEMPLE HILLS

LOT# 6242 1999 HARLEY DAVID-  
SON SPORTSER  
VIN# 1HD4CAM14XK110726  
MIKE KURTZ  
39921 CLAIRES DRIVE  
MECHANICSVILLE

LOT# 6244 2005 CADILLAC CTS  
VIN# 1G6DP567250113344  
EXECUTIVE AUTO SERVICE  
3831 PENN BELT PLACE  
FORESTVILLE

LOT# 6245 1988 MERCEDES  
300CE  
VIN# WDBEA50D5JA633395  
GENERAL AUTO REPAIR  
7408 WESTMORE RD #AA  
ROCKVILLE

LOT# 6247 1992 FORD E-150  
VIN# 1FTDE14Y8NHA20465  
MOTOR WORLD  
5325 BEACH ROAD  
MARLOW HEIGHTS

LOT# 6248 2005 BMW X3  
VIN# WBXPA93445WD03775  
EINSTEIN'S AUTO REPAIR  
9102 51ST PLACE  
COLLEGE PARK

LOT# 6251 1995 MITSUBISHI C/O  
VIN# JW6AKE1H9SL004193  
RAY'S COLLISION  
1718 W. OLD LIBERTY RD.  
WESTMINSTER

LOT# 6253 1998 TOYOTA Tacoma  
VIN# 4TAWM72N5WZ013780  
PHILLIPS QUALITY AUTO SER-  
VICES  
5008 HOWARD AVE.  
BELTSVILLE

LOT# 6316B 1964 OWENS UK 17FT.  
HIN# NONE (ON BOAT)  
HIN# 4 (ON RECORD)  
MD# 6034AR  
NAME ON BOAT: NONE  
BALTIMORE YACHT BASIN  
2600 INSULATOR DR  
BALTIMORE

LOT# 6317B 1980 BLUE WATER X  
35FT.  
HIN# BTL03869M80G (ON BOAT)  
HIN# BTL03569M806 (ON  
RECORD)  
MD# 8731AX  
NAME ON BOAT: MARTHAS  
DREAM (ON BOAT)  
BALTIMORE YACHT BASIN  
2600 INSULATOR DR  
BALTIMORE

TERMS OF SALE: CASH  
PUBLIC SALE  
The Auctioneer reserves the right  
to post a Minimum Bid

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

104178 (8-16,8-23)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees

vs.

Plaintiffs

Luis A Quesada and Gloria G  
Quesada

vs.

Defendants

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

CIVIL NO. CAE 12-15891

ORDERED, this 30th day of July, 2012 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7241 South Ora Court, 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 30th day of August, 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 30th day of August, 2012, next. The report states the amount of sale to be \$160,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

104096 (8-2,8-9,8-16)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees

vs.

Plaintiffs

Lajuan A Faxio

vs.

Defendant

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

CIVIL NO. CAE 12-02927

ORDERED, this 30th day of July, 2012 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5524 Stoney Meadow Drive, 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 30th day of August, 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 30th day of August, 2012, next. The report states the amount of sale to be \$125,550.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

104097 (8-2,8-9,8-16)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees

vs.

Plaintiffs

Henry L Summons and Johnnie  
Summons

vs.

Defendants

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

CIVIL NO. CAE 12-07543

ORDERED, this 30th day of July, 2012 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3513 Jeff Road, Glenarden, Maryland 20774 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 30th day of August, 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 30th day of August, 2012, next. The report states the amount of sale to be \$188,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

104095 (8-2,8-9,8-16)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees

vs.

Plaintiffs

Johany M Argueta

vs.

Defendant

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

CIVIL NO. CAE 12-03586

ORDERED, this 6th day of August, 2012 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4116 71st Avenue, 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 6th day of September, 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 6th day of September, 2012, next. The report states the amount of sale to be \$130,500.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

104140 (8-9,8-16,8-23)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees

vs.

Plaintiffs

Debbie C Lewis and  
Arlene S Corbin Lewis

vs.

Defendants

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

CIVIL NO. CAE 12-06139

ORDERED, this 3rd day of August, 2012 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5559 Lanier Avenue, Unit 374, Suitland, Maryland 20746 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 4th day of September, 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 4th day of September, 2012, next. The report states the amount of sale to be \$200,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

104121 (8-9,8-16,8-23)

LEGALS

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

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

Case No: CAE 12-21529

ORDER OF PUBLICATION

This is to give notice that on the 6th day of July 2012, a Petition for Guardianship of a Minor Child, CRISTIAN JOSE CANAHUI HERNANDEZ, was filed in the Circuit Court for Prince George’s County, Maryland, by SINDI M. CANAHUI-HERNANDEZ, Petitioner, against PAULA HERNANDEZ GARCIA, birth mother, and JOSE ANTONIO CANAHUI PICON, BIRTH FATHER. The birth mother, SINDI M. CANAHUI-HERNANDEZ, last known address is Colonia Jesus De La Buena Esperanza, Lote 72, Guatemala, Guatemala, 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 CAE12-21529, 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 25th day of July, 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 17th day of August, 2012, giving notice to the JOSE ANTONIO CANAHUI PICON, Birth Father, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 20th day of August, 2012, why the relief requested should not be granted.

MARILYNN M. BLAND  
CLERK

104079 (8-2,8-9,8-16)

NOTICE

PUJA GUPTA,  
SUBSTITUTE TRUSTEE

vs.

Plaintiff

MCDANIELS CONSTRUCTION  
COMPANY, LLC

vs.

Defendant

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAE 10-07314

Notice is hereby given this 1st day of August, 2012, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property located at 13300 L’Enfant Drive, 312 Lismore Drive and 316 Lismore Drive, all located in Fort Washington, Maryland 20744, which is the subject of these proceedings, made and reported by Puja Gupta, Substitute Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 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 4th day of September, 2012; next. The report of sale states that the amount of sale to be One Hundred Ninety-Three Thousand and 00/100 (\$193,000.00), 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

104130 (8-9,8-16,8-23)

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

In the Matter of:  
Sierra M. Shingler, Minor

Guardianship No. GD-10275

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely SIERRA M. SHINGLER an infant female born on June 5, 1998 at Columbia Hospital for Women, Washington DC to Johnnie M. Shingler and Father Unknown having been filed, it is this 17th day of July, 2102.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, FATHER UNKNOWN the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as UNKNOWN Respondent, FATHER UNKNOWN, is hereby notified to show cause on or before the 2nd day of November, 2012, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

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

104082 (8-2,8-9,8-16)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees

vs.

Plaintiffs

William Harris

vs.

Defendant

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

CIVIL NO. CAE 12-16207

ORDERED, this 10th day of August, 2012 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5015 52nd Avenue, Hyattsville, Maryland 20781 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 10th day of September, 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 10th day of September, 2012, next. The report states the amount of sale to be \$78,750.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

104158 (8-16,8-23,8-30)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees

vs.

Plaintiffs

Emelda Siri Ntinglet  
aka Emelda S Nfinglet Davis  
fka Emelda S Angu

vs.

Defendant

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

CIVIL NO. CAE 12-13515

ORDERED, this 9th day of August, 2012 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1834 Village Green Drive, Hyattsville, Maryland 20785 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 10th day of September, 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 10th day of September, 2012, next. The report states the amount of sale to be \$36,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

104157 (8-16,8-23,8-30)

Lynn Loughlin Skerpon  
O’Malley, Miles, Nylen &  
Gilmore, P.A.

vs.

Defendants

11785 Beltsville Drive, 10th Floor  
Calverton, MD 20705  
301-572-3270

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ROBERT LEE CURTIS, SR.  
AKA ROBERT L. CURTIS

Notice is given that Robert L. Curtis, Jr. whose address is 1907 Red Oak Drive, Hyattsville, MD 20782 and James Stephen Curtis whose address is 1907 Red Oak Drive, Hyattsville, MD 20782 were on August 8, 2012 appointed co-personal representatives of the small estate of Robert Lee Curtis, Sr., AKA Robert L. Curtis who died on April 25, 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 co-personal representatives 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 co-personal representatives 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 co-personal representatives 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.

ROBERT L. CURTIS, JR.  
JAMES STEPHEN CURTIS  
Co-Personal Representatives

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

104161 (8-16,8-23,8-30)

## LEGALS

## NOTICE

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

vs.

Plaintiffs

Emelda S Angu aka  
Emelda Siri Ntinglet aka  
Emelda S Ntinglet-Davis

Defendant

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

**CIVIL NO. CAE 12-16097**

ORDERED, this 6th day of August, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1747 Village Green, Hyattsville, Maryland 20785 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 6th day of September, 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 6th day of September, 2012, next.

The report states the amount of sale to be \$36,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104139 (8-9,8-16,8-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**STELLA SZPAKOWSKA UBER**

Notice is given that William E Uber III whose address is 4705 Calvert Street, Prince Frederick, MD 20678 was on July 25, 2012 appointed personal representative of the estate of Stella Szpakowska Uber who died on April 7, 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 January, 2013.

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.

WILLIAM E UBER III  
Personal Representative

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

104098 Estate No.90403  
(8-2,8-9,8-16)

**ORDER OF PUBLICATION**

ASHLEY OAK PARTNERS, LLC

Plaintiff

v.

THE ESTATE OF GLENNA M. TAYLOR

and

THE PERSONAL REPRESENTATIVE OF THE ESTATE OF GLENNA M. TAYLOR

and

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVE, AND ASSIGNS OF GLENNA M. TAYLOR

and

STATE DEPARTMENT FEDERAL CREDIT UNION

and

ELBERT G. MATHEWS, TRUSTEE

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 10801 Tippet Road  
Account Number: 05-0411900  
Description: Near Clinton (Entire Imps. Razed 9/1/05) 20,900.00 Sq. Ft. Map 124, D3, Par 036  
Assmt: \$61,600.00  
Liber/Folio: 6433/811  
Assessed To: Glenna M. Taylor

**In the Circuit Court for  
Prince George's County,  
Maryland  
Civil Division  
CAE 12-22931**

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

Property Address: 10801 Tippet Road  
Account Number: 05-0411900  
Description: Near Clinton (Entire Imps. Razed 9/1/05) 20,900.00 Sq. Ft. Map 124, D3, Par 036  
Assmt: \$61,600.00  
Liber/Folio: 6433/811  
Assessed To: Glenna M. Taylor

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

It is thereupon this 31st day of July, 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 the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 24th day of August, 2012, warning all persons interested in the said properties to be and appear in this Court by the 2nd day of October, 2012, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104127 (8-9,8-16,8-23)

Louis J. Weinkam, Jr., Esq.,  
Weinkam & Weinkam, P.A.  
1002 Frederick Rd.,  
Catonsville, MD 21228  
410-744-3256

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOEL HARRISON GOUGH**

Notice is given that Dale Edward Gough and Gail Buffington Gough whose address is 12 Hickory Ridge Ct, Catonsville, MD 21228 was on August 6, 2012 appointed co-personal representatives of the estate of Joel Harrison Gough who died on May 18, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 6th day of February, 2013.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives 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.

DALE EDWARD GOUGH  
GAIL BUFFINGTON GOUGH  
Co-Personal Representatives

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

104182 Estate No. 91185  
(8-16,8-23,8-30)

**NOTICE**

IN THE MATTER OF:  
**STERLING BLAINE-DEMARCUS DORSEY**

FOR THE CHANGE OF  
NAME TO:  
**STERLING SALEM BLAINE-DEMARCUS DORSEY SYLVER**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-24158**

A Petition has been filed to change the name of Sterling Blaine-DeMarcus Dorsey to Sterling Salem Blaine-DeMarcus Dorsey Sylver.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104170 (8-16)

PRINCE GEORGE'S COUNTY  
GOVERNMENT

**Board of License  
Commissioners**

**(Liquor Control Board)**

**AUGUST 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**

Shilpaben B. Patel,  
President/Secretary/Treasurer for a Class A, Beer for the use of Keller's Market, Inc., t/a Keller's Market, 15624 Livingston Road, Accokeek, 20607 transfer from Keller's Market, t/a Keller's Market, Laurel Noel, President, Archie E. Scott, Vice President, Brian Noel, Secretary.

**NEW**

Irma Aracely Osorio, Managing Member for a New Class D, Beer License for the use of the El Lindero, LLC, t/a El Taco Azteca, 5014 Edmonston Road, Hyattsville, 20781.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, **10:00 a.m., Tuesday, August 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  
July 2, 2012

104131 (8-9,8-16)

Donald L. Bell  
6305 Ivy Lane, Suite 214  
Greenbelt, MD 20770

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MILES WAYNE GOLSON**

Notice is given that Ikia Nelson whose address is 9411 Arrowhead Court, Upper Marlboro, MD 20772 was on July 18, 2012 appointed personal representative of the estate of Miles Wayne Golson who died on June 7, 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 18th day of January, 2013.

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.

IKIA NELSON  
Personal Representative

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

104136 Estate No. 90900  
(8-9,8-16,8-23)

**AMENDED NOTICE**

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

Substitute Trustees,  
Plaintiffs

v.

Robert Welton,  
Personal Representative for the  
Estate of Jacqueline G. Shift  
2506 Killdeer Avenue  
Hyattsville, MD 20783

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 12-14666**

Notice is hereby given this 7th day of August, 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 7th day of September, 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 7th day of September, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$170,000.00. The property sold herein is known as 2506 Killdeer Avenue, Hyattsville, MD 20783.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104143 (8-9,8-16,8-23)

## LEGALS

**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 August 27, 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# 6163B 1996 BAYLINER 2452  
HIN# USCC32CDA696  
REG# NJ1061GB  
NAME ON BOAT# NONE  
TOME'S LANDING MARINA LLC  
1000 ROWLAND DRIVE  
P.O.BOX 105  
PORT DEPOSIT

LOT# 6198 2001 MERCEDES ML320  
VIN# 4JGAB54E11A224175  
GLENMONT SUNOCO  
12321 GEORGIA AVE  
SILVER SPRING

LOT# 6218 2002 ISUZU Axiom  
VIN# 4S2DF58X024613038  
STAR VALLEY INC DBA AAMCO TRANS  
7596 ANNAPOLIS ROAD  
LANHAM

LOT# 6222 2004 DODGE SPRINTER  
VIN# WD2PD643645614858  
CRAZY CHRIS'S AUTO REPAIR AND BODY  
6310 OLD BRANCH AVE  
CAMP SPRINGS

LOT# 6233 1992 CHEVROLET 1500  
VIN# 1GCDCL4H1NZ156310  
ALTERNATIVE MOTORS  
9615 LANHAM SEVERN RD  
SEABROOK

LOT# 6238 2003 VOLKSWAGEN Passat  
VIN# WVWPD63B73P116231  
SILVER HILL AUTO REPAIR & SALES  
4017 SILVER HILL RD  
SUITLAND

LOT# 6239 2003 ACURA 3.2 TL  
VIN# 19UUA56863A008032  
SILVER HILL AUTO REPAIR & SALES  
4017 SILVER HILL RD  
SUITLAND

LOT# 6240 1986 PORSCHE 944  
VIN# WP0AA0948GS454436  
ROBERT HEAP (PROP)  
132 VALLEY VIEW AVE.  
EDGEWATER

LOT# 6241 1996 TOYOTA Camry  
VIN# 4T1BG12K8TU694695  
A-1 AUTO WORKS  
2013 ASHBURTON ST  
BALTIMORE

LOT# 6243 2007 JEEP Grand Cherokee  
VIN# 1J8HR78337C634582  
ROY'S QUALITY CAR CARE  
8 EAST OAK RIDGE DRIVE  
HAGERSTOWN

**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**

104134 (8-9,8-16)

**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.

Valerie P. Biggs,  
a/k/a Valerie Ann Pair  
6806 2nd Street  
Riverdale, MD 207347

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 12-06190**

Notice is hereby given this 6th day of August, 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 6th day of September, 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 6th day of September, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$221,978.30. The property sold herein is known as 6806 2nd Street, Riverdale, MD 20737.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104138 (8-9,8-16,8-23)

## 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.

Isaac D. Jenkins  
Joanna J. Jenkins  
8520 Schultz Road  
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 12-00070**

Notice is hereby given this 1st day of August, 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 4th day of September, 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 4th day of September, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$218,279.18. The property sold herein is known as 8520 Schultz Road, Clinton, MD 20735.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104125 (8-9,8-16,8-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

v.

Joseph O. Ezeigbo  
Pedetin A. Ezeigbo  
9104 4th Street  
Lanham, MD 20706

Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 11-12759**

Notice is hereby given this 2nd day of August, 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 4th day of September, 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 4th day of September, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$308,937.09. The property sold herein is known as 9104 4th Street, Lanham, MD 20706.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104126 (8-9,8-16,8-23)

**NOTICE**

BROOKSIDE PARK  
CONDOMINIUM, INC.

Plaintiff

v.

JAMES D. HADEN AKA  
JAMES D. HADEN, JR.

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 11-09229**

Notice is hereby given this 3rd day of August, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 554 Wilson Bridge Drive, #B-1, Oxon Hill, Maryland 20745 which is the subject of these proceedings, made and reported by Bethany L. Flanders, Substitute Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 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 4th day of September, 2012; next.

The report of sale states that the amount of sale to be One Hundred and 00/100 (\$100.00), subject to a prior Deed of Trust, dated November 19, 2007, recorded February 3, 2009, among the Land Records of Prince George's County, in Liber 30335, folio 192, in the amount of \$97,546.09 as of July 31, 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

104128 (8-9,8-16,8-23)

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

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 September 27, 2012 and will be heard on November 27, 2012. Those licenses are:

Class D, Beer and Wine –17 DW 11  
Class B, Beer, Wine and Liquor – 17  
BL 66

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 September 5, 2012 and September 12, 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  
Administrative Assistant  
July 3, 2012

104101 (8-9,8-16)

**NOTICE**

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



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**  
**2602 Keith Street, Temple Hills, MD 20748**

By virtue of the power and authority contained in a Deed of Trust from DOMINESE BRISCOE and DOMINIQUE BRISCOE, dated March 26, 2003 and recorded in Liber 17237 at Folio 572 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, AUGUST 24, 2012  
AT 3:35 P.M.**

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

LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "SECTION 6, HILLCREST HEIGHTS" AS PER PLAT THEREOF RECORDED OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 25 AT FOLIO 85.

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 6.00% 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 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 RUTH**  
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**

104116 (8-9,8-16,8-23)

**Law Offices**  
**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
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Telephone 301-738-7657  
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
**Improved by premises known as**  
**623 Balboa Avenue, Capitol Heights, MD 20743**

By virtue of the power and authority contained in a Deed of Trust from MARY E. WILLIAMS, dated June 25, 2003 and recorded in Liber 19713 at Folio 452 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, AUGUST 24, 2012  
AT 3:25 P.M.**

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

THE FOLLOWING REAL PROPERTY IN THE CITY OF CAPITOL HEIGHTS, COUNTY OF PRINCE GEORGE'S. STATE OF MARYLAND, TO-WIT: LOTS NUMBERED TWELVE (12) AND THIRTEEN (13) IN BLOCK NUMBERED FIFTY-FIVE (55) IN THE SUBDIVISION KNOWN AS "CAPITAL HEIGHTS" AS PER PLAT RECORDED IN PLAT BOOK JWB-5 PLAT NOS. 676 AND 677. AND RE-RECORDED IN PLAT BOOK A PLAT NOS. 74 THRU 76, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BY FEE SIMPLE DEED FROM ROBERT HANSBOROUGH AS SET FORTH IN DEE BOOK 11507 AT PAGE 550 RECORDED ON 6/26/1997. PRINCE GEORGE'S COUNTY RECORDS.

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

TERMS OF SALE: A deposit of \$9,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event 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

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further claim against the Substitute Trustees either at law or in equity.

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

104115 (8-9,8-16,8-23)

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Rockville, Maryland 20850  
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**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
**Improved by premises known as**  
**13438 Lord Dunbore Place, Upper Marlboro, MD 20772**

By virtue of the power and authority contained in a Deed of Trust from MICHAEL A. GRANT, dated October 22, 2007 and recorded in Liber 28882 at Folio 451 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, AUGUST 24, 2012  
AT 3:20 P.M.**

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

CONDOMINIUM UNIT NO. 3-6, IN "LORDS LANDING VILLAGE CONDOMINIUM, PHASE 1V", AND THE COMMON ELEMENTS THERETO, PURSUANT TO THE DECLARATION RECORDED IN LIBER 7178 AT FOLIO 898, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK NLP 146 AT PLATS 1 THROUGH 10, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

TERMS OF SALE: A deposit of \$18,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 2.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event 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 RUTH**  
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**

104117 (8-9,8-16,8-23)

**Law Offices**  
**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
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Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
**Improved by premises known as**  
**2609 County Creek Court, Ft. Washington, MD 20744**

By virtue of the power and authority contained in a Deed of Trust from WILLIAM A. WALDRON and ZENAIDA B. WALDRON, dated February 14, 2008 and recorded in Liber 29522 at Folio 584 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, AUGUST 24, 2012  
AT 3:15 P.M.**

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

Lot numbered twenty-three (23) in Block lettered "C" in the subdivision known as "Plat Eleven. Neighborhood Seven, Old Fort Hills, as per plat thereof recorded among the land records of Prince George's County, Maryland in Plat Book 131 at Plat 67.

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

\*\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A FIRST DEED OF TRUST. THE PAYOFF AMOUNT OF THE FIRST WILL BE ANNOUNCED AT THE SALE.\*\*\*

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 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

LEGALS

time 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 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 RUTH**  
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**

104114 (8-9,8-16,8-23)

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Telephone 301-738-7657  
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
**Improved by premises known as**  
**410 70th Street, Capitol Heights, MD 20743**

By virtue of the power and authority contained in a Deed of Trust from PATRICIA DIANNE TSHIHAMBA, dated December 12, 2006 and recorded in Liber 27007 at Folio 058 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, AUGUST 24, 2012  
AT 3:00 P.M.**

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

LOTS NUMBERED FORTY-TWO(42) AND FORTY-THREE(43) IN BLOCK LETTERED P IN THE SUBDIVISION KNOWN AS SEAT PLEASANT HEIGHTS AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK BDS 1 AT PLAT 27, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 18TH ELECTION DISTRICT OF SAID COUNTY.

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

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.75% 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 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 RUTH**  
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**

104113 (8-9,8-16,8-23)

NOTICE

IN THE MATTER OF:  
**HAWA SACKOR**

FOR THE CHANGE OF  
NAME TO:  
**HAWA KROMAH**

**In the Circuit Court for  
Prince George's County, Maryland**  
**Case No. CAE 12-24574**

A Petition has been filed to change the name of Hawa Sackor to Hawa Kromah.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104171 (8-16)

NOTICE

IN THE MATTER OF:  
**KATE ELIZABETH PLEASANT-GULLEDGE**

FOR THE CHANGE OF  
NAME TO:  
**KATE ELIZABETH PLEASANT**

**In the Circuit Court for  
Prince George's County, Maryland**  
**Case No. CAE 12-24145**

A Petition has been filed to change the name of Kate Elizabeth Pleasant-Gulledge to Kate Elizabeth Pleasant.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104169 (8-16)

NOTICE

IN THE MATTER OF:  
**JAYDEN MICHAEL ALLEN**

FOR THE CHANGE OF  
NAME TO:  
**JAYDEN MICHAEL SPENCER**

**In the Circuit Court for  
Prince George's County, Maryland**  
**Case No. CAE 12-23704**

A Petition has been filed to change the name of (Minor Child) Jayden Michael Allen to Jayden Michael Spencer.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104163 (8-16)

NOTICE

IN THE MATTER OF:  
**STELLA JENNIFER APPIAH-KUMI**

FOR THE CHANGE OF  
NAME TO:  
**STELLA JENNIFER SMITH**

**In the Circuit Court for  
Prince George's County, Maryland**  
**Case No. CAE 12-24082**

A Petition has been filed to change the name of Stella Jennifer Appiah-Kumi to Stella Jennifer Smith.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104168 (8-16)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND

CB-8-2012 (DR-2) (SUBDIVISION BILL) – AN ACT CONCERNING PRELIMINARY PLAN EXEMPTIONS for the purpose of providing an exemption from the requirement of a preliminary plan of subdivision for the conversion of condominium townhouses dwelling units in general, and two-family dwelling units in the R-R Zone only, to record lot townhouse dwelling units in certain circumstances and making clarifying technical amendments to existing language. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/4/2012

CB-9-2012 (DR-2) – AN ORDINANCE CONCERNING R-R ZONE for the purpose of clarifying that two-family dwellings are permitted in the R-R Zone under specific circumstances. ENACTED: 7/24/2012; EFFECTIVE: 9/10/2012

CB-15-2012 (DR-2) - AN ORDINANCE CONCERNING TRANSIT DISTRICT OVERLAY ZONE for the purpose of requiring the Planning Board to conduct a public hearing on proposed Transit District Overlay Zoning Map Amendments within a certain time period and providing for a limited extension subject to approval by the District Council. ENACTED: 7/3/2012; EFFECTIVE: 8/20/2012

CB-21-2012 (DR-2) – AN ACT CONCERNING HOUSING INVESTMENT TRUST FUND for the purpose of establishing a Housing Investment Trust Fund; specifying the purpose and uses of the Fund, providing for the financing and administration of the Fund; and generally providing for the Fund. ENACTED: 7/24/2012; SIGNED: 8/2/2012; EFFECTIVE: 7/9/2012

CB-23-2012 – AN ACT CONCERNING BID AND CONTRACT SECURITY for the purpose of amending the Code to require a bond and bid security for construction contracts exceeding \$100,000. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-24-2012 (DR-2) – AN ACT CONCERNING THE PUBLIC HOUSING AND SENIOR CITIZEN HOUSING SMOKING BAN for the purpose of restricting smoking inside of public housing and senior citizen housing. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-25-2012 (DR-2) – AN ACT CONCERNING UTILITY COST DISCLOSURE AND HOME ENERGY AUDITS for the purpose of requiring a seller to provide information relating to certain utility bills and opportunities for home energy efficiency improvements to a buyer before signing a contract for sale of a single family home; requiring the Department of Environmental Resources to evaluate options to encourage homeowners to conduct home energy audits; reporting requirements; and generally relating to real property, energy and environmental policy. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFEC-TIVE: 9/17/2012

CB-26-2012 (DR-2) – AN ACT CONCERNING PRINCE GEORGE'S COUNTY RECORDATION TAX RATE for the purpose of revising the recordation tax rate. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-28-2012 (DR-2) – AN ORDINANCE CONCERNING M-X-T ZONE for the purpose of defining "flex space" in the Zoning Ordinance and designating flex space as a permitted use in the M-X-T Zone under certain circumstances. ENACTED: 7/24/2012; EFFECTIVE: 9/10/2012

CB-29-2012 (DR-3) –AN ORDINANCE CONCERNING JUVENILE GROUP RESIDENTIAL FACILITIES for the purpose of permitting group residential facilities in certain residential zones subject to specific requirements in order to implement the important public purpose of protecting the public safety, health, and welfare; providing local reporting requirements for juvenile group facilities in residential zones, providing enforcement provisions, and repealing the requirement that group residential facilities obtain a special exception as a condition to operating in certain residential zones. ENACTED: 7/24/2012; EFFECTIVE: 9/10/2012

CB-30-2012 (DR-2) – AN ORDINANCE CONCERNING IMPROVEMENTS TO EXISTING MULTIFAMILY DEVELOPMENT for the purpose of amending the requirements for improvements to existing multifamily development. ENACTED: 7/24/2012; EFFECTIVE: 9/10/2012

CB-31-2012 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389 AND 1170 for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-32-2012 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES AFL-CIO AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees, AFL-CIO and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-33-2012 - AN ACT CONCERNING BUSINESS DEVELOPMENT RESERVE PROGRAM for the purpose of authorizing the County Purchasing Agent to establish a Business Development Reserve Program; providing for the promulgation of rules and regulations governing the implementation and administration of the Business Development Reserve Program; and generally relating to the Business Development Reserve Program. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-34-2012 (DR-2) – AN ACT CONCERNING INSTALLATION AND INSPECTION OF CARBON MONOXIDE DETECTORS IN COUNTY RESIDENCES for the purpose of requiring the seller of a home to install a carbon monoxide detector at the time of sale and requiring an inspection and maintenance of all installed carbon monoxide detectors. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-40-2012 (DR-4) – AN ACT CONCERNING STORMWATER MANAGEMENT RETROFIT PROGRAM for the purpose of establishing the Stormwater Management Retrofit Program, providing for eligibility requirements for the Program, providing for rebates, providing for funding of the Program, establishing reporting requirements, and generally relating to stormwater management. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-43-2012 (DR-2)- AN ACT CONCERNING FISCAL YEAR 2012 CURRENT EXPENSE BUDGET for the purpose of revising certain revenue estimates and certain appropriations in the Annual Budget and Appropriation Ordinance for Fiscal Year 2012. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-44-2012 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2012 Budget. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-46-2012 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES for the purpose of

LEGALS

authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$45,150,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County. ENACTED: 7/24/2012; SIGNED: 8/3/2012; **THIS ACT SHALL BE SUBMITTED TO THE LEGAL VOTERS OF THE COUNTY FOR THEIR APPROVAL OR DISAPPROVAL AT THE GENERAL ELECTION TO BE HELD IN THE COUNTY ON TUESDAY, NOVEMBER 6, 2012.**

CB-47-2012 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$75,823,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

ENACTED: 7/24/2012; SIGNED: 8/3/2012; **THIS ACT SHALL BE SUBMITTED TO THE LEGAL VOTERS OF THE COUNTY FOR THEIR APPROVAL OR DISAPPROVAL AT THE GENERAL ELECTION TO BE HELD IN THE COUNTY ON TUESDAY, NOVEMBER 6, 2012.**

CB-48-2012 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$156,354,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire/EMS Department Facilities), including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County. ENACTED: 7/24/2012; SIGNED: 8/3/2012; **THIS ACT SHALL BE SUBMITTED TO THE LEGAL VOTERS OF THE COUNTY FOR THEIR APPROVAL OR DISAPPROVAL AT THE GENERAL ELECTION TO BE HELD IN THE COUNTY ON TUESDAY, NOVEMBER 6, 2012.**

CB-49-2012 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANSPORTATION FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$193,383,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County. ENACTED: 7/24/2012; SIGNED: 8/3/2012; **THIS ACT SHALL BE SUBMITTED TO THE LEGAL VOTERS OF THE COUNTY FOR THEIR APPROVAL OR DISAPPROVAL AT THE GENERAL ELECTION TO BE HELD IN THE COUNTY ON TUESDAY, NOVEMBER 6, 2012.**

CB-50-2012 - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PRINCE GEORGE'S COMMUNITY COLLEGE for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$156,047,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County. ENACTED: 7/24/2012; SIGNED: 8/3/2012; **THIS ACT SHALL BE SUBMITTED TO THE LEGAL VOTERS OF THE COUNTY FOR THEIR APPROVAL OR DISAPPROVAL AT THE GENERAL ELECTION TO BE HELD IN THE COUNTY ON TUESDAY, NOVEMBER 6, 2012.**

CB-51-2012 - AN ACT CONCERNING BORROWING TO FINANCE SCHOOL PROJECTS for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding One Hundred Fifty-One Million Two Hundred Thirty-Two Thousand Dollars (\$151,232,000), to finance the construction, including the design, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, repair or modernization, of school buildings in the County; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; and providing generally for the issuance of such bonds. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-52-2012 – AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (CIVILIAN UNIT) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (Civilian Unit) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-53-2012 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (CORRECTIONAL OFFICERS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Prince George's Correctional Officers' Association, Inc. (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board. ENACTED: 7/24/2012; SIGNED: 8/3/2012; EFFECTIVE: 9/17/2012

CB-55-2012 (CHARTER AMENDMENT) - AN ACT CONCERNING AMENDMENT OF SECTION 305, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 305 of the Charter of Prince George's County to authorize legislative action on the decennial County Council redistricting plan by resolution upon notice and public hearing. ENACTED: 7/24/2012; **THIS ACT SHALL BE SUBMITTED TO THE LEGAL VOTERS OF THE COUNTY FOR THEIR APPROVAL OR DISAPPROVAL AT THE GENERAL ELECTION TO BE HELD IN THE COUNTY ON TUESDAY, NOVEMBER 6, 2012.**

CB-57-2012 (CHARTER AMENDMENT) - AN ACT CONCERNING AMENDMENT OF SECTION 819, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 819 of the Charter of Prince George's County to amend the procedure for approval of multiyear contracts by resolution of the County Council upon notice and public hearing. ENACTED: 7/24/2012; **THIS ACT SHALL BE SUBMITTED TO THE LEGAL VOTERS OF THE COUNTY FOR THEIR APPROVAL OR DISAPPROVAL AT THE GENERAL ELECTION TO BE HELD IN THE COUNTY ON TUESDAY, NOVEMBER 6, 2012.**

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Andrea C. Harrison, Chair

LEGALS

ATTEST:

Redis C. Floyd  
Clerk of the Council

Copies of these documents may be obtained from the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952 3600, TDD 301-925-5167.

104176 (8-16)

Louis J. Weinkam, Jr., Esq.,  
Weinkam & Weinkam, P.A.  
1002 Frederick Rd.,  
Catonsville, MD 21228  
410-744-3256

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOEL HARRISON GOUGH**

Notice is given that Dale Edward Gough and Gail Buffington Gough whose address is 12 Hickory Ridge Ct, Catonsville, MD 21228 was on August 6, 2012 appointed co-personal representatives of the estate of Joel Harrison Gough who died on May 18, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 6th day of February, 2013.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives 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.

DALE EDWARD GOUGH  
GAIL BUFFINGTON GOUGH  
Co-Personal Representatives

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

Estate No. 91185  
104182 (8-16,8-23,8-30)

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  
9200 Edwards Way Unit 1110, Adelphi, Maryland 20783**

By virtue of the power and authority contained in a Deed of Trust from Publiana Pereira, dated January 12, 2006, and recorded in Liber 24297 at folio 287 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

**AUGUST 21, 2012**

**AT 9:48 AM**

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

CONDOMINIUM UNIT NUMBERED 1110, IN THE RACQUET CLUB CONDOMINIUM, ESTABLISHED BY TOWERS RACQUET CLUB, INCORPORATED, A MARYLAND CORPORATION, PURSUANT TO THE HORIZONTAL PROPERTY ACT OF THE STATE OF MARYLAND, AS PER PLATS FILED IN PLAT BOOK N .L.P. AT PLATS 75 THROUGH 87, INCLUSIVE, AND DECLARATION DATED APRIL 11, 1977, AND RECORDED APRIL 13, 1977, IN LIBER 4748 AT FOLIO 1, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. SAID PROPERTY BEING IN THE 17TH 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 \$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. 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

104073 (8-2,8-9,8-16)

NOTICE

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

Ana P Alvarez and  
Melvin E Alvarez  
Defendants

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

**CIVIL NO. CAE 12-09774**

ORDERED, this 13th day of August, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1602 Lorelei 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 13th day of September, 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 13th day of September, 2012, next.

The report states the amount of sale to be \$144,931.50.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104181 (8-16,8-23,8-30)

NOTICE

IN THE MATTER OF:  
**Joseph Michael Borum**

FOR THE CHANGE OF  
NAME TO:  
**Joseph Michael Borum Sr.**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-23736**

A Petition has been filed to change the name of Joseph Michael Borum to Joseph Michael Borum Sr.

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

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

104164 (8-16)

# *The Prince George's Post*

*Call 301-627-0900*

*or*

*Fax 301-627-6260*

**Have a Very Safe**

**Weekend**

**And Remember,**

**Don't Drink**

**and Drive!**



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

12307 MOLLY BERRY ROAD  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Iona C. Harrison and John J. Harrison, dated December 13, 2006 and recorded in Liber 27107, Folio 651 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$641,750.00, and an original interest rate of 6.650%, 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 **AUGUST 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 \$63,000.00 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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

104066 (8-2,8-9,8-16)

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  
6410 59th Avenue, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Carlos B Nativi Hernandez, dated March 7, 2006, and recorded in Liber 25077 at folio 043 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

AUGUST 21, 2012  
AT 10:03 AM

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

LOT NUMBERED THIRTY SEVEN (37), THIRTY EIGHT (38) AND THIRY NINE (39), IN BLOCK NUMBERED THIRTEEN (13), IN THE SUBDIVISION KNOWN AS RIVERDALE HEIGHTS, AS PER PLAT RECORDED, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK RNR 2, PLAT NO. 73.

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. 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

104074 (8-2,8-9,8-16)

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

11009 GUNPOWDER DRIVE  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Ifeolu F. Fasola and Olayinka O. Fasola, dated February 6, 2007 and recorded in Liber 27243, Folio 372 among the Land Records of Prince George's County, Maryland (modified by Loan Modification Agreement recorded in the Land Records of Prince George's County at Liber No. 31897, Folio 343, on July 28, 2010), with an original principal balance of \$367,920.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 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 \$47,000.00 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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

104102 (8-9,8-16,8-23)

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  
8734 Ritchboro Road, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Yvonne Blake, dated October 18, 2006, and recorded in Liber 26658 at folio 379 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

SEPTEMBER 4, 2012  
AT 9:51 AM

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

ALL THAT PARCEL OF LAND IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AS MORE FULLY DESCRIBED IN DEED BOOK 20271, PAGE 149, ID# 151774090. BEING KNOWN AND DESIGNATED AS LOT 141, BLOCK B, SECTION 3.FORESTVILLE PARK PLAT 3, FILED IN PLAT BOOK 96, PAGE 69, RECORDED 05/09/1977.

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. 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

104146 (8-16,8-23,8-30)

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  
53 B Ridge Road, Unit 2231, Greenbelt, Maryland 20770

By virtue of the power and authority contained in the Security Instrument recorded with a UCC Financing Statement with the Maryland State Department of Assessment and Taxation as work order 0001471308 and pursuant to Maryland Rule 14-204(a) 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

AUGUST 28, 2012  
AT 9:42 AM

all that property described in said Security Instrument as follows:

53 B Ridge Road Unit 2231

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104137 (8-9,8-16,8-23)

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

6201 FIELD STREET  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Mary L. Yeargin, dated February 28, 2007 and recorded in Liber 27327, Folio 268 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,795.13, and an original interest rate of 1.620%, 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 **SEPTEMBER 4, 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 \$17,000.00 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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

104185 (8-16,8-23,8-30)

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  
15801 Palai Turn, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Olivia Martinez, Claudia Martinez De Tadeo and Luis Tadeo, dated August 25, 2006, and recorded in Liber 25991 at folio 543 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

AUGUST 21, 2012  
AT 10:09 AM

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

LOT NUMBERED NINETY-FOUR (94), IN THE BLOCK NUMBERED TWENTY-FOUR (24) IN THE SUBDIVISION KNOWN AS "SECTION 25, POINTER RIDGE AT BELAIR VILLAGE", AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK WWW 74 AT PLAT NO.8 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 \$27,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104090 (8-2,8-9,8-16)

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  
3532 28th Parkway, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Darlene Campbell and Charlie Campbell, dated January 10, 2007, and recorded in Liber 29226 at folio 673 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

AUGUST 21, 2012  
AT 9:45 AM

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

ALL THAT LOT OF GROUND SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED TWENTY TWO (22), IN BLOCK LETTERED "G", IN THE SUBDIVISION KNOWN AS "RESUBDIVISION OF BLOCK G, SECTION TWO (2), COLEBROOK", AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK BB 14, AT PLAT 36, AMONG HTE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PARCEL NO. 06-0468439

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104072 (8-2,8-9,8-16)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Oxon Hill Road Improvements, Phase II, Contract Number 872-H (F), will be received until Friday, August 31, 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 Three Hundred Dollars (\$300.00) will be charged for the purchase of the contract documents and roadway plans, and Fifty Dollars (\$50.00) for the purchase of the cross sections, which are available for review on Monday, August 6, 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 "F" 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
2,000	TON	Hot Mix Asphalt for Maintenance of Traffic
25,000	CY	Class 1 Excavation
6,000	CY	Common Borrow
1,712		15 Inch Class IV RCP
4,130	LF	18 Inch Class IV RCP
1,373	LF	21Inch Class IV RCP
1,094	LF	24 Inch Class IV RCP
24	EA	Prince George's County Type A Inlet L = 5 FT
61	EA	Prince George's County Type A Inlet L = 10 FT
13,200	LF	6 Inch Perforated Circular Pipe
28,000	SY	Longitudinal Underdrain
		6 Inch Base Course Using Graded Aggregate
2,500	TON	Hot Mix Asphalt Superpave 9.5MM for Surface, PG 64-22
6,658	TON	Hot Mix Asphalt Superpave 9.5MM for Wedge /Level, PG 70-22
10,000	TON	Hot Mix Asphalt Superpave 25.0MM for Base, PG 64-22, Level 2
27,000	SY	Milling Hot Mix Asphalt Pavement 1 Inch to 2 Inch
23,882	SY	Paving Fabric- Trupave
75,300	SF	4 Inch Thick Concrete Sidewalk
18,420	LF	Prince George's County Standard Concrete Curb and Gutter
5,620	SF	6 Inch Thick Stamped Concrete
8,700	SF	10 Inch Thick Stamped Concrete for Roundabout
69	EA	Lagerstroemia Indica Tonto-6'-8'
59	EA	Prunus X Yedoensis-6'-8'
60	EA	Zelkova Serrata 'Green Vase'-2 ½ Cal.
50	EA	Lagerstroemia 'Indica Catawba' - 6'-8'
1,530	EA	Hypericum Calycinum - 1 Gal.
3,223	EA	Liriope Spicata – 1 Gal.
2,248	LF	Furnish and Install 12 Inch Water Main
986	LF	Furnish and Install 10 Inch Water Main
3,089	LF	Furnish and Install 8 Inch Water Main

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 **"Oxon Hill Road Improvements, Phase II, Contract No. 872- H (F)."**

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 Friday, August 17, 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

104068 (8-2,8-9,8-16)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DIANA P RAO

Notice is given that Theodore P Rao whose address is 6809 Ironbridge Lane, Laurel, MD 20707 was on July 5, 2012 appointed personal representative of the small estate of Diana P Rao who died on August 7, 2002 without a will.

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

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

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

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

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

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

THEODORE P. RAO  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20772  
Estate No. 90858  
104159 (8-16)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
TYRONE ANTHONY JONES  
AKA TYRONE A JONES

Notice is given that Mark A. Long whose address is 11904 Elmwood Drive, Brandywine, MD 20613 was on August 1, 2012 appointed personal representative of the small estate of Tyrone Anthony Jones who died on May 15, 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 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.

MARK A LONG  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20772  
Estate No.90555  
104160 (8-16)

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

Cheryl A. Graham-Williams  
F/K/A Cheryl A. Graham  
15755 Haynes Road  
Laurel, MD 20707  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 12-13554**

Notice is hereby given this 9th day of August, 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 10th day of September, 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 10th day of September, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$207,328.94. The property sold herein is known as 15755 Haynes Road, Laurel, MD 20707.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104155 (8-16,8-23,8-30)

NOTICE

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

Elfinish Woldetsadik and  
Alemayehu Wolde-Esalassie  
Defendants

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAE 12-11559**

ORDERED, this 1st day of August, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2105 Van Buren Street, Hyattsville, Maryland 20782 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 4th day of September, 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 4th day of September, 2012, next.

The report states the amount of sale to be \$368,203.20.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104123 (8-9,8-16,8-23)

NOTICE

IN THE MATTER OF:  
PAMELA JEAN RACE

FOR THE CHANGE OF  
NAME TO:  
PAMELA JEAN KAYE

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-24009**

A Petition has been filed to change the name of Pamela Jean Race to Pamela Jean Kaye.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104167 (8-16)

NOTICE

IN THE MATTER OF:  
Delawrance Coradell Newman

FOR THE CHANGE OF  
NAME TO:  
Cordell Delawrance Newman

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-23740**

A Petition has been filed to change the name of Delawrance Coradell Newman to Cordell Delawrance Newman.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104165 (8-16)

NOTICE

IN THE MATTER OF:  
Joseph Michael Borum

FOR THE CHANGE OF  
NAME TO:  
Joseph Michael Borum Sr.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-23736**

A Petition has been filed to change the name of Joseph Michael Borum to Joseph Michael Borum Sr.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104164 (8-16)

NOTICE

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

Alfred J. Szczerbicki,  
Personal Representative for the  
Estate of Helen G. White  
6608 Evanston Street  
District Heights, MD 20747  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 12-14361**

Notice is hereby given this 9th day of August, 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 10th day of September, 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 10th day of September, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$348,594.96. The property sold herein is known as 6608 Evanston Street, District Heights, MD 207147.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104156 (8-16,8-23,8-30)

NOTICE

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

Debbie E Kurtz and  
Gregory Kurtz  
Defendants

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL NO. CAE 12-00065**

ORDERED, this 1st day of August, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8706 Dangerfield Place, 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 4th day of September, 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 4th day of September, 2012, next.

The report states the amount of sale to be \$155,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104120 (8-9,8-16,8-23)

NOTICE

IN THE MATTER OF:  
RICKY LEE FULWOOD

FOR THE CHANGE OF  
NAME TO:  
RICKY LEE HOLLOWAY JR

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-23741**

A Petition has been filed to change the name of (Minor Child) Ricky Lee Fulwood to Ricky Lee Holloway Jr.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104166 (8-16)

NOTICE

IN THE MATTER OF:  
JESSE CHAVEZ

FOR THE CHANGE OF  
NAME TO:  
JESSE CHAVEZ AVILES

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-23995**

A Petition has been filed to change the name of (Minor Child) Jesse Chavez to Jesse Chavez Aviles.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104172 (8-16)

NOTICE

IN THE MATTER OF:  
Cesar Heriberto de Jesus

FOR THE CHANGE OF  
NAME TO:  
Cesar Arturo Huerta de Jesus

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 11-35747**

A Petition has been filed to change the name of (Minor Child) Cesar Heriberto de Jesus to Cesar Arturo Huerta de Jesus.

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

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104162 (8-16)



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  
7805 Colonial Lane, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Trina Renee Wilkerson and John Wilkerson, dated February 8, 2007, and recorded in Liber 27297 at folio 019 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

SEPTEMBER 4, 2012  
AT 9:39 AM

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

BEING THE PORTION OF LOT 47 IN "BELLEFONTE" SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK BB NO.9 AT FOLIO 100, AND DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME AT A POINT S 5 DEG. 42 MIN. 20 SEC. W. 173.78 FEET FROM THE NORTHWEST CORNER OF SAID LOT 47, THE ORIGINAL POINT OF BEGINNING IN LIBER 2097 AT FOLIO 257 (INCORRECTLY NOTED THEREIN AS S 5 DEG. 42 MIN. 20 SEC. E.) AND RUNNING THENCE (I) N. 83 DEG. 43 MIN. 20 SEC. E 305.57 FEET TO THE WESTERLY LINE OF COLONIAL LANE AND WITH THE SAME (2) S 6 DEG. 16 MIN. 40 SEC. E, 70.00 FEET, THENCE LEAVING COLONIAL LANE (3) S 83 DEG. 43 MIN, 20 SEC. W, 320.43 FEET TO THE WESTERLY OUTLINE OF SAID LOT NO. 47, AND WITH (4) N 5 DEG. 42 MIN. 20 SEC. E. 71,56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 21,910 SQUARE FEET, MORE OR LESS, AND BEING KNOWN AS ACREAGE PARCEL NO. 5, AS DESCRIBED ON PLAT MADE BY W. BANKS, SURVEYOR, SEPTEMBER 2, 1953. SITUATE, LYING AND BEING IN THE 9TH ELECTION DISTRICT 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 \$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 9.125% 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. 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

104153 (8-16,8-23,8-30)

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  
4802 Cooper Lane, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Leonard B Richardson and Sharon Richardson, dated January 12, 2009, and recorded in Liber 30361 at folio 328 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

SEPTEMBER 4, 2012  
AT 9:36 AM

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

LOT NUMBERED SEVEN (7) IN BLOCK LETTERED "S" IN THE SUBDIVISION KNOWN AS "PARKWAY KNOLLS, DEFENSE HEIGHTS" AS PER PLAT RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 19 AT PLAT 30.

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. 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

104150 (8-16,8-23,8-30)

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  
12936 Claxton Drive, Unit 6-I, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Esmeralda Monge, dated February 28, 2006, and recorded in Liber 24585 at folio 465 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

SEPTEMBER 4, 2012  
AT 9:45 AM

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

BEING KNOWN AND DESIGNATED AS FAMILY UNIT NUMBERED 6-1, BEING UNIT LETTERED I IN BUILDING NO.6 IN THE "ANDOVER HEIGHTS CONDOMINIUM I" AS ESTABLISHED PURSUANT TO A MASTER DEED MADE BY THE DUBIN CONSTRUCTION COMPANY, INC., DATED JANUARY 6, 1969, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 3682 AT FOLIO 666 ET SEQ., AND PURSUANT TO THE MASTER PLAT ENTITLED "ANDOVER HEIGHTS CONDOMINIUM I" DESCRIBED IN SAID MASTER DEED AND RECORDED AMONG THE LAND RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK NO. WWW 53 AT PLATS NUMBERED 5, AT 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. 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

104151 (8-16,8-23,8-30)

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  
6306 93rd Place, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Chester B Walker, dated December 6, 2006, and recorded in Liber 26950 at folio 484 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

SEPTEMBER 4, 2012  
AT 9:30 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED (17) IN BLOCK NUMBERED ONE (1) IN THE SUBDIVISION KNOWN AS "SEABROOK ACRES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 39, PLAT 50 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 20TH 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 \$39,000.00 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. 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

104149 (8-16,8-23,8-30)

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  
5258 Davenport Terrace, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Alisa Renee Flowers, dated July 26, 2005, and recorded in Liber 23331 at folio 189 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

SEPTEMBER 4, 2012  
AT 9:33 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-NINE (29), IN BLOCK LETTERED "B", (LOTS 1 THROUGH 45 & PARCEL A, BLOCK B) IN THE SUBDIVISION KNOWN AS "PLAT THREE, ROYAL PLAZA", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 153 AT PLAT 41; BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 5258 DAVENTRY TERRACE.

The property is improved by a dwelling.

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

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

104144 (8-16,8-23,8-30)

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  
9913 Marguerita Avenue, Glenn Dale, Maryland 20769

By virtue of the power and authority contained in a Deed of Trust from Tara M Konieczny and Chris A McMahon, dated December 19, 2007, and recorded in Liber 29477 at folio 028 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 4, 2012  
AT 9:42 AM

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

BEING KNOWN AND DESIGNATED AS LOTS NUMBERED SIXTY-TWO (62), SIXTY-THREE (63), SIXTY-FOUR (64), SIXTY-FIVE (65) AND SIXTY-SIX (66) IN BLOCK NUMBERED THIRTY-NINE (39) IN A SUBDIVISION KNOWN AS GLENNDAL E HEIGHTS AS PER PLAT THEREOF RECORDED IN PLAT BOOK RNR 2 AT PLATS 24-27 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 \$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. 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

104152 (8-16,8-23,8-30)



# *The Prince George's Post*

*Call 301-627-0900*

*or*

*Fax 301-627-6260*

**Have a Very Safe**

**Weekend**

**And Remember,**

**Don't Drink**

**and Drive!**

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  
5602 Sunbury Court, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Candace C Atkins, dated May 23, 2007, and recorded in Liber 28104 at folio 251 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

AUGUST 28, 2012  
AT 9:51 AM

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

LOT NUMBERED 87-2, IN THE SUBDIVISION KNOWN AS "PLAT NINE, LONDON WOODS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 100 AT PLAT NO. 62, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104108 (8-9,8-16,8-23)

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  
2805 Capri Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Roberta Young and Aretha Green, dated September 20, 2007, and recorded in Liber 28693 at folio 142 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

AUGUST 28, 2012  
AT 10:00 AM

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

LOT NUMBERED ONE (1) IN BLOCK LETTERED "E", IN A SUBDIVISION KNOWN AS "BOCK MANOR", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.V. 37 AT FOLIO 54, ONE OF 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 \$35,000.00 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. 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

104107 (8-9,8-16,8-23)

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  
2013 Browns Lane, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Natalie Nestor and Collin Nestor a/k/a Collin Andre Nestor, dated August 13, 2007, and recorded in Liber 28471 at folio 699 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

AUGUST 28, 2012  
AT 9:54 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIVE (5) IN BLOCK LETTERED "K" IN THE SUBDIVISION KNOWN AS "ROSE-CROFT PARK, SECTION TWO", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 29 AT PLAT 74, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104105 (8-9,8-16,8-23)

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  
14021 Chestnut Court, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Sanya M Forbes, dated April 24, 2008, and recorded in Liber 29662 at folio 260 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

AUGUST 28, 2012  
AT 10:03 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTY-SIX (56), AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "LOTS 45 THRU 94, PLAT 5, SECTION 2, LAUREL LAKES, LAUREL ELECTION DISTRICT NO. 10, PRINCE GEORGE'S COUNTY, MARYLAND", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AS PLAT BOOK NLP 130, AS PLAT NO. 88.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104132 (8-9,8-16,8-23)

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  
13219 5th Street, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Felicia Tate, Calvert L Hart and Marrio Tate, dated August 8, 2007, and recorded in Liber 28394 at folio 483 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

AUGUST 28, 2012  
AT 9:57 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 82, BLOCK 36 IN A SUBDIVISION KNOWN AS CITY OF HUNTINGTON "BOWIE", PER PLAT BOOK REP 207 PLAT 094, 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 \$51,000.00 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. 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

104118 (8-9,8-16,8-23)

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  
6118 Belwood Street, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Hattie V Wolfe, dated February 23, 2009, and recorded in Liber 30437 at folio 445 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 28, 2012  
AT 10:06 AM

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

LOTS NUMBERED FORTY-TWO (42) AND FORTY-THREE (43) IN BLOCK NUMBERED THIRTY SEVEN (37) IN THE SUBDIVISION KNOWN AS "SECTION 2, DISTRICT HEIGHTS" AS PER PLAT-THEREOF RECORDED IN PLAT BOOK SDH 3 AT PLAT 84, AMONG THE LAND RECORDS FOR PRINCE GEORGES 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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. 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

104133 (8-9,8-16,8-23)

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  
8122 Quill Point Drive, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Shannon P Woodard and Deborah T Woodard, dated November 9, 2006, and recorded in Liber 27475 at folio 620 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

SEPTEMBER 4, 2012  
AT 9:57 AM

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

LOT NUMBERED ONE HUNDRED TWENTY-SEVEN (127), IN BLOCK LETTERED "E", AS SHOWN ON THE PLAT ENTITLED "PLAT FORTY-SIX, NORTHRIDGE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 167 AT PLAT NO. 36, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 14TH ELEC-TION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 8122 QUILL POINT DRIVE, BOWIE, MARY-LAND, 20720.

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 dis-cretion, for \$39,000.00 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, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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. 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately 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

104148 (8-16,8-23,8-30)

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  
3863 Saint Barnabas Road Unit T-4, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Janettie M White, dated October 28, 2009, and recorded in Liber 31223 at folio 523 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

SEPTEMBER 4, 2012  
AT 9:48 AM

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

BEING ALL THAT PARCEL OF LAND IN CITY OF SUITLAND, PRINCE GEORGE'S COUNTY, STATE OF MARYLAND DESCRIBED AS CONDO-MINIUM UNIT NUMBERED AND LETTERED 3863, T-A, IN THE SUBDI-VISION KNOWN AS "MARLOW TOWERS CONDOMINIUM" AS ESTAB-LISHED PURSUANT TO A CONDOMINIUM MASTER DEED MADE BY MARLOW MADISON CONDOMINIUM LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MARYLAND, DATED SEPTEMBER 15, 1972 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 4127, AT FOLIO 366, AND PURSUANT TO THE PLATS AND PLANS FOR MARLOW TOWERS CONDOMINIUM PLAN BOOK 79 AS PLATS NUMBERED 82 THRU 100 INCLUSIVE, AND CONDOMINIUM PLAN BOOK 81 AS PLATS NUMBERED 1 THRU 15 INCLUSIVE. BEING LOCATED IN THE 6TH ELECTION DISTRICT.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$16,000.00 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, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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. 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately 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

104145 (8-16,8-23,8-30)

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  
5724 Lockwood Road, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Parris D Wade and Hope L Wade, dated December 12, 2006, and recorded in Liber 26659 at folio 221 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

AUGUST 21, 2012  
AT 10:06 AM

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

LOT NUMBERED 1558, BLOCK NUMBERED 73, AS SHOWN ON A SUB-DIVISION ENTITLED "SECTION 10, CHEVERLY", AS PER PLAT DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER SDH 3 AT FOLIO 79. BEING IN THE 2ND ELECTION DISTRICT. BEING THE SAME PROPERTY AS DESCRIBED IN THAT CERTAIN DEED DATED 11/15/2005 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, ON 02/17/2006 IN LIBER 24336 AT FOLIO 488, AND HAVING A STREET OR PROPERTY ADDRESS OF 5724 LOCK-WOOD ROAD, HYATTSVILLE, MARYLAND 20785.

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 dis-cretion, 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, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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. 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately 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

104091 (8-2,8-9,8-16)

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  
10010 Graystone Drive, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Hampton Rembert III, dated February 9, 2007, and recorded in Liber 27275 at folio 561 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

AUGUST 21, 2012  
AT 9:51 AM

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

ALL THAT LAND SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, NAMELY: LOT NUMBERED FIVE (5) IN BLOCK LETTERED "B" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED, "PLAT ONE, GRAYSTONE AT MARLBOROUGH", AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 170 AT PLAT NO. 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 dis-cretion, for \$26,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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. 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately 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

104078 (8-2,8-9,8-16)

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  
1009 Chillum Road Unit 402, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Sebrina N Bush, dated April 30, 2007, and recorded in Liber 27982 at folio 707 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

AUGUST 21, 2012  
AT 9:39 AM

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

UNIT 402, OF LAND UNIT 3, IN A HORIZONTAL CONDOMINIUM REGIME ENTITLED THE FAIRMONT 1009 CONDOMINIUM, AS PER PLATS THEREOF RECORDED IN PLAT BOOK REP 212, AT PAGES 44 THROUGH 47 RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, TOGETHER WITH AN UNDIVIDED 1.3682% PERCENTAGE INTEREST ("UNIT OWNERS PERCENTAGE INTEREST", IN THE LIMITED AND COMMON ELEMENTS AS SET FORTH IN THE DECLARATLON OF CONDOMINIUM OF THE FAIR-MONT 1009 CONDOMINIUM RECORD CONCURRENTLY WITH THE ABOVE PLATS ON MAY 5, 2006, AND ANY SUBSEQUENT AMEND-MENTS WHICH MAY BE RECORDED FROM TIME TO TIME. BEING IN THE 17TH 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 dis-cretion, 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, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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. 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately 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

104070 (8-2,8-9,8-16)

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  
2102 Browns Lane, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Lynne M Edwards, dated May 14, 2008, and recorded in Liber 29691 at folio 068 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

AUGUST 21, 2012  
AT 9:36 AM

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

ALL THAT LOT OF GROUND SITUATE AND LYING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED FOUR (4), AND THE WEST ONE-HALF (1/2), OF LOT NUMBERED FIVE (5), IN BLOCK LET-TERED "H", IN THE SUBDIVISION KNOWN AS "ROSECROFT PARK", PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 24, AT FOLIO 16, LAND RECORDS OF SAID STATE AND COUNTY, 12TH ELECTION DISTRICT.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$33,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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. 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately 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

104069 (8-2,8-9,8-16)



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

415 DENNIS MAGRUDER DRIVE  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Amani Ahmed, dated October 31, 2006 and recorded in Liber 26374, Folio 663 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$450,000.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 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 \$48,000.00 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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

104104 (8-9,8-16,8-23)

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  
1908 Dana Drive, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Jose R. Larios, dated November 22, 2006, and recorded in Liber 27007 at folio 108 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

SEPTEMBER 4, 2012  
AT 10:00 AM

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

LOT NUMBERED NINE (9) IN BLOCK NUMBERED TWO (2) IN THE SUBDIVISION KNOWN AS "HALL ADDITION TO ADELPHI", AS PER PLAT THEREOF RECORDED AMONG THE PLAT RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK W.W.W. 59 AT FOLIO 85 AND BEING IN THE 17TH DISTRICT.

The property is improved by a dwelling.

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

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

104174 (8-16,8-23,8-30)

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  
7255 Mahogany Drive, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Della Cross, dated May 30, 2008, and recorded in Liber 29842 at folio 550 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

SEPTEMBER 4, 2012  
AT 10:03 AM

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

CONDOMINIUM UNIT NUMBER 7, IN BUILDING NO. 17 (PHASE XVII), IN THE CONDOMINIUM KNOWN AS "HILL OAKS CONDOMINIUM", PRINCE GEORGE'S COUNTY, MARYLAND, AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, PURSUANT TO THE DECLARATION OF CONDOMINIUM FOR HILL OAKS CONDOMINIUM RECORDED IN LIBER 8748 AT FOLIO 001, ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 8884 AT FOLIO 274, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 8884 AT FOLIO 279, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 8900 AT FOLIO 685, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9035 AT FOLIO 183, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9091 AT FOLIO 018, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9115 AT FOLIO 194, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9205 AT FOLIO 263, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9256 AT FOLIO 823, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9309 AT FOLIO 120, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9338 AT FOLIO 592, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9468 AT FOLIO 316, ET SEQ., AND AS AMENDED BY SUPPLEMENTARY DECLARATION RECORDED IN LIBER 9511 AT FOLIO 529, ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, AND THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK NO. VI 169 AT PLAT NO. 11, ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.

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. 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

104175 (8-16,8-23,8-30)

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
S12-091	Rental of Work Uniforms	Pre-Bid Conference: 08/28/12 @ 10:00 a.m. Opening: 09/12/12 @ 3:00 p.m.	\$ 5.50
S12-079	Laboratory Services/ Cytology Testing/Pap Test	Pre-Bid Conference: 08/30/12 @ 10:00 a.m. Opens: 09/20/12 @ 3:00 p.m.	\$ 5.50
S13-001	Snow and Ice Control Services for County Roads for DPWT	Pre-Bid Conference: 08/23/12 @ 10:00 a.m. Opens: 09/06/12 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—  
Rushern L. Baker, III  
County Executive

104177 (8-16)

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

12622 BLACKWELL LANE  
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Barbara M. Facht, dated May 29, 2009 and recorded in Liber 30843, Folio 283 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,614.40, and an original interest rate of 5.830%, 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 **AUGUST 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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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

104103 (8-9,8-16,8-23)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

4714 OMAHA STREET  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from William Hall and Emerante Hall, dated September 19, 2007 and recorded in Liber 28776, Folio 359 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,500.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 4, 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 \$18,000.00 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 and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, 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

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