

**LEGALS**

**NOTICE**

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

vs.

Plaintiffs

Mable Argyle

Defendant

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

**CIVIL NO. CAE 12-22913**

ORDERED, this 29th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13908 Amberly Court, Bowie, Maryland 20720 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 31st day of December, 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 31st day of December, 2012, next.

The report states the amount of sale to be \$300,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104952 (12-6,12-13,12-20)

**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

vs.

Perry Bennett  
Ozetta Bennett  
1513 Delmont Lane  
Takoma Park, MD 20912

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-25367**

Notice is hereby given this 26th day of November, 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 26th day of December, 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 26th day of December, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$319,903.08. The property sold herein is known as 1513 Delmont Lane, Takoma Park, MD 20912.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104908 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

Plaintiff

vs.

HSBC BANK USA NA; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6106 OTIS ST, HYATTSVILLE, MD 20785 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 02 PARCEL 184952.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36761**

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

6106 Otis St., Hyattsville, MD 20785, Lot Size 5,550 Sq. Ft. & Imps., being known as District 02 Parcel 184952.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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

104897 (11-29,12-6,12-13)

**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 January 24, 2013 and will be heard on March 26, 2013. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 65

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 January 2, 2013 and January 9, 2013 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  
October 31, 2012

104857 (11-29,12-6)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.

ANGEL JOVA  
14006 E. Korba Place  
Unit #3E arta E  
Laurel, MD 20707

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-09711**

Notice is hereby given this 26th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14006 E. Korba Place, Unit #3E arta E, Laurel, MD 20707, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of December, 2012.

The report states the purchase price at the Foreclosure sale to be \$221,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104915 (11-29,12-6,12-13)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.

MICHAEL D. CLARK  
4407 Reamy Drive  
Suitland, MD 20746-3745

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-26729**

Notice is hereby given this 26th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4407 Reamy Drive, Suitland, MD 20746-3745, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of December, 2012.

The report states the purchase price at the Foreclosure sale to be \$291,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104919 (11-29,12-6,12-13)

**NOTICE**

IN THE MATTER OF:  
**Talvin Michael Davis**

FOR THE CHANGE OF NAME TO:  
**T Michael Davis**

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-37715**

A Petition has been filed to change the name of Talvin Michael Davis to T Michael Davis.

The latest day by which an objection to the Petition may be filed is December 26, 2012.

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

104962 (12-6)

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**Board of License Commissioners**  
**(Liquor Control Board)**  
**DECEMBER 18, 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**

Kevin John Clarke, Authorized Person for a Class B, Beer and Wine License for the use of the ACC OP (VCPBevo) LLC, t/a ACC's The Varsity Deli, 8150 Baltimore Avenue, Unit E, College Park, 20740 transfer from Austin Grill, LLC, t/a Austin Grill Express, Ali Azima, Authorized Person, Maurice Jenoure, Authorized Person.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, **10:00 a.m., Tuesday, December 18, 2012.** Additional information may be obtained by contacting the Board's Office at 301-699-2770.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Diane M. Bryant  
October 31, 2012

104858 (11-29,12-6)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.

THOMAS E. YOUNG  
LUCILLE T. YOUNG  
3832 26th Avenue  
Hillcrest Heights, MD 20748

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-26727**

Notice is hereby given this 26th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3832 26th Avenue, Hillcrest Heights, MD 20748, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of December, 2012.

The report states the purchase price at the Foreclosure sale to be \$26,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104916 (11-29,12-6,12-13)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.

WILLIAM BLAKELY  
1408 Edgewick Avenue  
Capitol Heights, MD 20743

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-11500**

Notice is hereby given this 26th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1408 Edgewick Avenue, Capitol Heights, MD 20743, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of December, 2012.

The report states the purchase price at the Foreclosure sale to be \$74,910.50.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104917 (11-29,12-6,12-13)

**NOTICE**

IN THE MATTER OF:  
**ADAMA HANCIL SANGARE**

FOR THE CHANGE OF NAME TO:  
**ADAM HANCIL SANGARE JR**

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-37231**

A Petition has been filed to change the name of (Minor Child) Adama Hancil Sangare to Adam Hancil Sangare Jr.

The latest day by which an objection to the Petition may be filed is December 26, 2012.

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

104955 (12-6)

**LEGALS**

**NOTICE**

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

vs.

Omonhodion Okojie and  
Justina I Okojie

Defendants

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

**CIVIL NO. CAE 12-07612**

ORDERED, this 26th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6301 Kinsey Terrace, Lanham, Maryland 20706 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 26th day of December, 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 26th day of December, 2012, next.

The report states the amount of sale to be \$313,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104911 (11-29,12-6,12-13)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.

EDGAR C. NOLASCO  
VIRGINIA M. NOLASCO  
7206 East Kilmer Street  
Hyattsville, MD 20785

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-09709**

Notice is hereby given this 30th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7206 East Kilmer Street, Hyattsville, MD 20785, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2013.

The report states the purchase price at the Foreclosure sale to be \$207,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104963 (12-6,12-13,12-20)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.

WILLIAM C. LEE, JR  
DOUGLAS P. LEE  
LEE MELCHIOR  
12000 Trim Lane  
Bowie, MD 20715

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-25115**

Notice is hereby given this 29th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12000 Trim Lane, Bowie, MD 20715, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 31st day of December, 2012.

The report states the purchase price at the Foreclosure sale to be \$185,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104953 (12-6,12-13,12-20)

**NOTICE**

IN THE MATTER OF:  
**SAMUEL ELWOOD DAVIS**

FOR THE CHANGE OF NAME TO:  
**ELWOOD SAMUEL MALCOLM-DAVIS**

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-37249**

A Petition has been filed to change the name of Samuel Elwood Davis to Elwood Samuel Malcolm-Davis.

The latest day by which an objection to the Petition may be filed is December 26, 2012.

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

104958 (12-6)

**LEGALS**

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.

BARBARA E. STONE  
DAVID J. STONE  
11601 Duckettown Road  
Laurel, MD 20708

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-14586**

Notice is hereby given this 26th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11601 Duckettown Road, Laurel, MD 20708, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of December, 2012.

The report states the purchase price at the Foreclosure sale to be \$482,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104913 (11-29,12-6,12-13)

**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 **December 17, 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# 6356 1998 MERCEDES ML320  
VIN# 4JGAB54E6WA049591  
EUROSPED MOTORSPORTS  
1414 RITCHIE MARLBORO RD A4  
CAPITAL HEIGHTS

LOT# 6389 2003 MAZDA TRIBUTE  
VIN# 4F2CZ06143KM35325  
CHUCK'S AUTO SERVICE INC  
2240 MONUMENTAL AVE  
BALTIMORE

LOT# 6424 1999 FORD F-150  
VIN# 1FTZX1728XNA29887  
KOONS FORD OF BALTIMORE  
6970 SECURITY BLVD  
BALTIMORE

LOT# 6425 2005 NISSAN SENTRA  
VIN# 3N1CB51D15L553047  
LUCKY AUTO REPAIR  
3923 HOLLINS FERRY RD.  
HALETHORPE

**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**

104920 (11-29,12-6)

**NOTICE**

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

vs.

Mildred E Nightengale and  
Carole H Turner

Defendants

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

**CIVIL NO. CAE 11-36967**

ORDERED, this 26th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3206 Tremont Avenue, Cheverly, 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 26th day of December, 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 26th day of December, 2012, next.

The report states the amount of sale to be \$230,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

104912 (11-29,12-6,12-13)

**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 **December 21, 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# 6036 2002 DODGE RAM-1500  
VIN# 1D7HU18Z82J155821  
A-1 AUTO WORKS  
2013 ASHBURTON ST  
BALTIMORE

LOT# 6427 2001 HONDA PASSPORT  
VIN# 4S6DM58W114410122  
EXXON AT WHITE MARSH MALL  
8485 HONEYGO BLVD.  
BALTIMORE

LOT# 6428 2006 VOLVO V50  
VIN# YV1MW382962166919  
MID ATLANTIC MUFFLER & BRAKE  
4407 YORK ROAD  
BALTIMORE

LOT# 6429 2001 CHEVROLET MONTE CARLO  
VIN# 2G1WX15K419121426  
H&H TRUCK & TRAILER SERVICE, INC.  
8027-A PENN RANDALL PLACE  
UPPER MARLBORO

LOT# 6430 2005 DODGE RAM 1500  
VIN# 1D7HU18N355280298  
CAMP SPRINGS VALERO  
6300 ALLENTOWN RD.  
CAMP SPRINGS

**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**

104965 (12-6,12-13)

**The Prince George's Post Newspaper**

\*\*\*\*\*  
**Call (301) 627-0900**

or **Fax (301) 627-6260**

\*\*\*\*\*  
**We are Your Newspaper of Legal Record for Prince George's County**

**LEGALS**

**NOTICE**

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Mirna Zetino  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
CIVIL NO. CAE 12-22831

ORDERED, this 29th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10408 Slocum Court, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of December, 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 31st day of December, 2012, next.

The report states the amount of sale to be \$175,000.00.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104951 (12-6,12-13,12-20)

**NOTICE**

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Natasha A Davis  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
CIVIL NO. CAE 12-14545

ORDERED, this 29th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5611 Joan Lane, Temple Hills, Maryland 20748 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 31st day of December, 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 31st day of December, 2012, next.

The report states the amount of sale to be \$63,750.00.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104949 (12-6,12-13,12-20)

**NOTICE**

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Georgie Solomon aka Georgie C Solomon  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
CIVIL NO. CAE 12-29006

ORDERED, this 29th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4411 Allies Road, 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 31st day of December, 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 31st day of December, 2012, next.

The report states the amount of sale to be \$128,000.00.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104947 (12-6,12-13,12-20)

**NOTICE**

**IN THE MATTER OF: Bianca Alexandria Banks**  
FOR THE CHANGE OF NAME TO:  
**Bianca Alexandria Ruffin**  
**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-37239**  
A Petition has been filed to change the name of Bianca Alexandria Banks to Bianca Alexandria Ruffin.  
The latest day by which an objection to the Petition may be filed is December 26, 2012.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
104956 (12-6)

**NOTICE**

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Maria A Figueiredo and Victor R. Figueiredo  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
CIVIL NO. CAE 12-22829

ORDERED, this 29th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6919 Woodstream Turn, Lanham, Maryland 20706 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 31st day of December, 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 31st day of December, 2012, next.

The report states the amount of sale to be \$193,500.00.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104950 (12-6,12-13,12-20)

**NOTICE**

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Tiffany Bolden  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
CIVIL NO. CAE 12-16099

ORDERED, this 30th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5501 Karen Elaine Drive, Apartment, Unit 1103, New Carrollton, 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 2nd day of January, 2013, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of January, 2013, next.

The report states the amount of sale to be \$25,125.00.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104948 (12-6,12-13,12-20)

**NOTICE**

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Isaul Velasquez  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
CIVIL NO. CAE 12-03584

ORDERED, this 13th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1708 Arcadia Avenue, Capitol Heights, Maryland 20743 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 December, 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 December, 2012, next.

The report states the amount of sale to be \$118,177.58.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104843 (11-22,11-29,12-6)

**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:

**DECEMBER 14, 2012 AT 10:00 AM**  
2004 Kawasaki  
JKAZX9B174A012752  
The auction will be held on the premises of:  
A&J Cycle Performance  
7830 Penn Western, Ct Ste A-1  
Upper Marlboro, Md 20772  
Terms of Sale-CASH  
Lienor reserves the right to place minimum bid.  
104964 (12-6,12-13)

**LEGALS**

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees,  
Plaintiffs  
vs.  
SYLVIA ROBINSON-GREEN  
2910 Pumpkin Street  
Clinton, MD 20735  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 11-11577**  
Notice is hereby given this 13th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2910 Pumpkin Street, Clinton, MD 20735, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2012.  
The report states the purchase price at the Foreclosure sale to be \$414,900.00.  
MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104840 (11-22,11-29,12-6)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees,  
Plaintiffs  
vs.  
BRENDA L. THOMAS, ARTA  
BRENDA L. WASHINGTON  
6704 Trowbridge Place  
Fort Washington, MD 20744-3267  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-25073**  
Notice is hereby given this 13th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6704 Trowbridge Place, Fort Washington, MD 20744-3267, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of December, 2012.  
The report states the purchase price at the Foreclosure sale to be \$131,000.00.  
MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104839 (11-22,11-29,12-6)

Perry Becker, Esquire  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-262-6000

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSE LOUISE BARKER**  
Notice is given that Perry Becker whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715 was on November 2, 2012 appointed personal representative of the estate of Rose Louise Barker who died on September 30, 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 2nd day of May, 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.

**PERRY BECKER**  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No.91792  
(11-22,11-29,12-6)  
104844

**LEGALS**

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees,  
Plaintiffs  
vs.  
JOSEPH YOUNG, JR.  
15108 Green Wing Terrace  
Upper Marlboro, MD 20774  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 11-14398**  
Notice is hereby given this 16th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15108 Green Wing Terrace, Upper Marlboro, MD 20774, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of December, 2012.  
The report states the purchase price at the Foreclosure sale to be \$161,500.00.  
MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104838 (11-22,11-29,12-6)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees,  
Plaintiffs  
vs.  
ERICA LITTLEJOHN  
DENISE RACHAEL LOWE AKA  
DENISE COLE AKA  
DENISE COLE LITTLEJOHN  
10000 Angora Drive  
Cheltenham, MD 20623  
Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-12788**  
Notice is hereby given this 16th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10000 Angora Drive, Cheltenham, MD 20623, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of December, 2012.  
The report states the purchase price at the Foreclosure sale to be \$265,000.00.  
MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104836 (11-22,11-29,12-6)

*Place Your Legal Ads In the Prince George's Post Newspaper*  
**Call 301-627-0900**

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF STEVEN C NEWSOME**  
Notice is given that Sanya K. Newsome, whose address is 530 N. Lake Street, Apt 2B, Grayslake, IL 60030 was on November 14, 2012 appointed personal representative of the estate of Steven C Newsome, who died on September 27, 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 14th day of May, 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.

**LORRE LUTHER**  
CARA LUTHER  
Co-Foreign Personal Representatives  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 91784  
(11-22,11-29,12-6)  
104845

**LEGALS**

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees,  
Plaintiffs  
vs.  
FREDDIE THOMAS BROWN, JR.  
5521 Park Drive  
Bowie, MD 20715  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-19563**  
Notice is hereby given this 16th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5521 Park Drive, Bowie, MD 20715, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of December, 2012.  
The report states the purchase price at the Foreclosure sale to be \$280,500.00.  
MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104834 (11-22,11-29,12-6)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees,  
Plaintiffs  
vs.  
MONA L. JONES  
9818 Caltor Lane  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-17801**  
Notice is hereby given this 16th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9818 Caltor Lane, Fort Washington, MD 20744, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of December, 2012.  
The report states the purchase price at the Foreclosure sale to be \$414,000.00.  
MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104835 (11-22,11-29,12-6)

William S. Fralin  
The Estate Planning & Elder Law Firm, P.C.  
2200 Clarendon Boulevard,  
Suite 1201  
Arlington, VA 22201  
(703) 243-3200

**NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE**

**NOTICE IS HEREBY GIVEN** that the Circuit Court of Fairfax county, Virginia appointed Lorre Luther, whose address is 1250 4th Street, S.W., Apt. W610, Washington, DC 20024 and Cara Luther, whose address is 7504 Creighton Drive, College Park, Maryland 20740 as the Co-Executors of the Estate of Pearl Elizabeth Luther who died on March 20, 2011 domiciled in Virginia, USA.  
The Maryland resident agent for service of process is Cara Jeanne Luther, whose address is 7504 Creighton Drive, College Park, Maryland 20740.  
At the time of death, the decedent owned real or leasehold property in the following Maryland counties:  
PRINCE GEORGE'S COUNTY, MARYLAND  
All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the co-foreign personal representatives 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. Claims filed after that date or after a date extended by law will be barred.

**LORRE LUTHER**  
CARA LUTHER  
Co-Foreign Personal Representatives  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 91867  
(11-22,11-29,12-6)  
104846

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees,  
Plaintiffs  
vs.  
ANGELICA M. VILLAGRAN  
5502 Duchaine Drive  
Lanham, MD 20706  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 11-22569**  
Notice is hereby given this 16th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5502 Duchaine Drive, Lanham, MD 20706, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of December, 2012.  
The report states the purchase price at the Foreclosure sale to be \$121,000.00.  
MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104837 (11-22,11-29,12-6)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees,  
Plaintiffs  
vs.  
LAWRENCE B. CARTER  
2019 Lakewood Street  
Suitland, MD 20746  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-26826**  
Notice is hereby given this 4th day of December, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2019 Lakewood Street, Suitland, MD 20746, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2013.  
The report states the purchase price at the Foreclosure sale to be \$110,000.00.  
MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104973 (12-6,12-13,12-20)

I. William Chase, Esquire  
190 West Northern Parkway,  
Suite 124  
Baltimore, Maryland 21210  
410-443-4100

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF PAULINE S. DAVIS**  
Notice is given that Joshua E. Zuberberg whose address is 1190 W. Northern Parkway, Suite 124, Baltimore, Maryland 21210 was on November 20, 2012 appointed personal representative of the small estate of Pauline S. Davis who died on May 28, 2003 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.

**JOSHUA E. ZUKERBERG**  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No.91971  
(12-6)  
104966

**LEGALS**

**LEGALS**

**LEGALS**

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

THE ESTATE OF WILLIE E. JORDAN; BANK OF AMERICA, NA; SECRETARY OF HOUSING & URBAN DEVELOPMENT; BRENDA LA ROCHE, TRUSTEE OR HUD FIELD OFFICE MANAGER, MARK C. MCVEARRY, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 2711 BOONES LN, DISTRICT HEIGHTS, MD 20747 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 PARCEL 537985

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36748**

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

2711 Boones Ln, District Heights, MD 20747, Lot Size 6,825 Sq. Ft. & Imps., being known as District 06 Parcel 537985.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104884 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

PRISCILLA E. BEST; BANK OF AMERICA, N.A., TRUSTEE F/K/A LASALLE BANK NATIONAL ASSOCIATION, TRUSTEE; ROBERT E. MACK, JR.; TONY FLOR, TRUSTEE; DARCI M. TROESE, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 3122 82ND AVE, HYATTSVILLE, MD 20785 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 13 PARCEL 1474568.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36756**

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

3122 82nd Ave, Hyattsville, MD 20785, Lot Size 9,162 Sq. Ft. & Imps., being known as District 13 Parcel 1474568.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104892 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

MARTIN BLACKMAN; SENNAIT BLACKMAN; TAYLOR, BEAN & WHITAKER MORTGAGE CORP.; LAW OFFICES OF DANIEL A. FULCO, PLLC, TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 8509 63RD AVE, COLLEGE PARK, MD 20740 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 21 PARCEL 2365021.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36755**

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

8509 63rd Ave, College Park, MD 20740, Lot Size 8,111 Sq. Ft. & Imps., being known as District 21 Parcel 2365021.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104891 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

MISAEEL H. ALVARENGA; SUNTRUST MORTGAGE, INC.; JACKIE MILLER, TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 4803 OSAGE ST, COLLEGE PARK, MD 20740 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 21 PARCEL 2341873.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36760**

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

4803 Osage St, College Park, MD 20740, Lot Size 12,300 Sq. Ft. & Imps., being known as District 21 Parcel 2341873.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104896 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

DELANDA PARRAN; CITIFINANCIAL, INC.; ALLEN POND TOWNHOUSES HOA, INC.; MARK ANTHONY DIXON, TRUSTEE; TIMOTHY BUTT, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 15422 NORWALK CT, BOWIE, MD 20716 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 07 PARCEL 755967.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36754**

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

15422 Norwalk Ct, Bowie, MD 20716, Lot Size 2,392 Sq. Ft. & Imps., being known as District 07 Parcel 755967.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104890 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

SHAMEEM CHAWDHURY; FIDELITY & TRUST MORTGAGE, INC.; STATE DEPARTMENT FEDERAL CREDIT UNION; ROBERT N. TYSON, TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 3309 MORELAND PL., BOWIE, MD 20715 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 14 PARCEL 1667658.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36753**

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

3309 Moreland Pl., Bowie, MD 20715 Lot Size 16,079 Sq. Ft. & Imps., being known as District 14 Parcel 1667658.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104889 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

STANLEY DERRICK HURTT, JR; THE ESTATE OF WILLIAM S. HURTT; THOMAS L. HURTT; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 4211 BYERS ST, CAPITOL HEIGHTS, MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 PARCEL 532135.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36758**

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

4211 Byers St, Capitol Heights, MD 20743, Lot Size 4,108 Sq. Ft. & Imps., being known as District 06 Parcel 532135.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104894 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

CARMEN M. STOKES; EVERBANK; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; MELANIE CUMMINGS, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 12403 APPLCROSS DR, CLINTON, MD 20735 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 05 PARCEL 337055.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36757**

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

12403 Applecross Dr., Clinton, MD 20735, Lot Size 12,595 Sq. Ft. & Imps., being known as District 05 Parcel 337055.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104893 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

JUAN NELSON MORATAYA; CITIBANK, N.A. AS TRUSTEE FOR BEAR STERNS ALT-A TRUST; MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3; FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 811 MONTROSE AVE, LAUREL, MD 20707 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 10 PARCEL 1099373.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36752**

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

811 Montrose Ave., Laurel, MD 20707, Lot Size 8,502 Sq. Ft. & Imps., being known as District 10 Parcel 1099373.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104888 (11-29,12-6,12-13)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC  
Plaintiff

vs.

KELLY BAIDEN; ARK-LA-TEX FINANCIAL SERVICES, LLC; SECRETARY OF HOUSING & URBAN DEVELOPMENT; AXIS TITLE GROUP; TRUSTEE; SENIOR OFFICIAL FOR SINGLE FAMILY MORTGAGE INSURANCE PROGRAMS, TRUSTEE; DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6001 COLONIAL TER, TEMPLE HILLS, MD 20748 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 PARCEL 582940.

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CAE 12-36759**

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

6001 Colonial Ter, Temple Hills, MD 20748, Lot Size 11,429 Sq. Ft. & Imps., being known as District 06 Parcel 582940.

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104895 (11-29,12-6,12-13)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.  
CHRISTOPHER E. HAYES  
LISA WATER HAYES  
A/K/A LISA WALTER HAYES  
7709 Marwood Drive  
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-12789**

Notice is hereby given this 26th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7709 Marwood Drive, Clinton, MD 20735, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of December, 2012.

The report states the purchase price at the Foreclosure sale to be \$150,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
104918 (11-29,12-6,12-13)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees,  
Plaintiffs

vs.  
RUTH M. DIXON  
8732 Grasmere Court  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-12756**

Notice is hereby given this 26th day of November, 2012, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8732 Grasmere Court, Fort Washington, MD 20744, made and reported by Howard N. Bierman, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of December, 2012, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of December, 2012.

The report states the purchase price at the Foreclosure 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  
104914 (11-29,12-6,12-13)

**NOTICE**

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

Plaintiffs

vs.  
William James Washington II  
and Joi D Washington

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
**CIVIL NO. CAE 12-13571**

ORDERED, this 26th day of November, 2012 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7308 Donnell Place, Unit B-2, 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 26th day of December, 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 26th day of December, 2012, next.

The report states the amount of sale to be \$32,250.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
104910 (11-29,12-6,12-13)

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
104909 (11-29,12-6,12-13)

**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  
6209 54th Avenue, Riverdale, Maryland 20737**

By virtue of the power and authority contained in a Deed of Trust from Ruperto Juarez, dated June 15, 2007, and recorded in Liber 29371 at folio 031 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

**DECEMBER 11, 2012  
AT 9:30 AM**

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

LOT NUMBERED SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), IN BLOCK NUMBERED TWO (2), IN THE SUBDIVISION KNOWN AS "SECTION ONE, GREEN MANOR" AS PER PLAT BOOK SDH 4 AT PLAT 31 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 19TH 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 \$34,200.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104825 (11-22,11-29,12-6)

**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  
8592 Ritchboro Road, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Ebony P Stock and Robert P Stocks, dated September 15, 2006, and recorded in Liber 26346 at folio 105 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 11, 2012  
AT 9:36 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NO. 167, BLOCK B, AS SHOWN ON THE PLAT ENTITLED "PLAT ONE, SECTION THREE, PART OF BLOCK 'B' FORESTVILLE PARK", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN BOOK 96, PLAT NO. 64.

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

104826 (11-22,11-29,12-6)

**LEGALS**

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

**TRUSTEES' SALE**

**Valuable improved real estate located in Prince George's County, Maryland known as 3225 Naylor Road, Temple Hills, Maryland 20748, being assigned tax account numbers 06-0462895 and 06-0568196.**

By virtue of the power and authority contained in a Deed of Trust and Security Agreement With Assignment of Rents And Profits from 3225 RICHER ROAD, LLC, a Maryland limited liability company, to ROBERT H ROSENBAUM and JOSEPH B. CHAZEN, trustees for the benefit of William V. Meyers, dated August 1, 2001, and recorded August 9, 2001, securing \$450,000.00, and recorded among the land records of Prince Georges County, Maryland in Liber 14888, folio 159, as modified by Modification And Confirmation Of Deed Of Trust recorded among the land records of Prince Georges County, Maryland in Liber 30792, folio 335, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Duvall Wing Entrance, Upper Marlboro, Maryland on

**DECEMBER 11, 2012 AT 10:00 A.M.**

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

PARCEL 1:

Beginning at the District of Columbia-Maryland stone on the west side of Naylor Road and running thence S. 49° 27' 30" E. 1511.2 feet to the point of beginning of the land hereby intended to be conveyed, thence S. 40° 46' 30" E. 183 feet; thence N. 49° 13' 30" E. 282.85 feet to a stake on Naylor Road; thence along Naylor Road N. 70° 06' 30" W. 209.9 feet to a stake; thence leaving said Naylor Road S. 49° 13' 20" W. 193.25 feet to the point of beginning, containing 43,563.1 square feet, more or less. Being assessed as 34,481 square feet.

PARCEL 2:

Beginning for the same at an iron pipe at the most Northerly corner of Lot 9 "Section 3, Good Hope Hills" (Plat Book BB 8, Plat 86), said iron pipe being on the Southeasterly right of way line of Oxon Run Drive, and running thence with said right of way line, N. 49° 17' 05" E. 107.88 feet to an iron pipe; thence with the Southwesterly line of Naylor Road as acquired by the United States of America (Liber 698, Folio 67), S. 69° 52' 45" East 215.29 feet to an iron pipe; thence with the division line between Meyer and the land of the County Realty Company (Liber 831, Folio 209), and Parcel A, Block K "Section 2, Good Hope Hills" (Plat Book WWW 43, Plat 39), S. 49° 17' 05" W. 212.80 feet to an iron pipe; thence with the Northeasterly line of said Lot 9, N. 40° 42' 55" West 188.00 feet to the point of beginning, containing 30,144 square feet, more or less, and being assessed as Lots 10, 11 and part of Lots 12 through 18, Good Hope Hills, Section 3

SAVING AND EXCEPTING from both parcels all that property described in a Deed to the State Highway Administration dated December 1, 1998 recorded in Liber 12645, Folio 507 containing a total of 10,778 square feet of land, more or less.

The property is improved by a one story (with basement) structure containing approximately 4,000 square feet (hereinafter referred to as "Mortgaged Property").

**CONDITIONS OF SALE**

- The Mortgaged Property will be sold and conveyed subject to all matters of record, including without limitation, applicable easements, rights of way, covenants, conditions and restrictions, and environmental and other conditions and all applicable federal, state, local laws, ordinances, and regulations affecting the Mortgaged Property.
- The Mortgaged Property will be sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition, without recourse, representation or warranty. Neither the Trustees nor the noteholder, or their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, either express or implied, with respect to the Mortgaged Property, including, without limitation, the description, use, construction, physical condition, habitability, zoning, environmental condition, fitness for a particular purpose or merchantability of all or any part of the Mortgaged Property.
- The Mortgaged Property is sold subject to all rights of tenants in the property, if any, and the Selling Parties shall not be required to deliver possession of the Mortgaged Property free and clear of any such tenancy at settlement.

**TERMS OF SALE**

A deposit of \$50,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Trustees, her successors or assigns, time being of the essence. Conveyance shall be by Trustee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Rodbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale Park, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of fifteen percent (15%) per annum. The Trustees reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, water rents, sewer rents, rental income, if any, and all other public charges payable on an annual, semi-annual, or quarterly basis shall be as of the date of sale and assumed thereafter by the purchaser. If Purchaser fails to settle within ten days of ratification, Purchaser agrees to pay attorneys' fees in the amount of \$750.00, plus costs, if the Trustees have moved to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Trustees may then resell the property at the risk and cost the defaulting purchaser.

If the Trustees cannot deliver marketable title, subject to tenancies and the rights of parties in possession, to the purchaser(s), the sole remedy of purchaser(s) in law or equity shall be limited to the return of the purchaser(s)' deposit. Purchaser agrees to pay \$295.00 at settlement to the Seller's attorney for review of the settlement documents and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

Robert H Rosenbaum  
Joseph B. Chazen  
Trustees

104855 (11-22,11-29,12-6)

**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 Indefinite Quantity - Term Contract for Roadway and Drainage Improvements, Contract Number 877-H (D), will be received until January 11, 2013, at 10:15 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on Monday, December 10, 2012, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. This is an Indefinite Quantity - Term contract to perform Roadway and Drainage Improvements. This solicitation will be used to establish contract terms, conditions and contract rates for these construction efforts. Specific assignments under this contract will utilize a combination of these rates to collectively develop a Work Order.

QUANTITY	UNIT	DESCRIPTION
300	LF	Concrete Traffic Barriers for Maintenance of Traffic
50	UD	Arrow Panels
1000	LF	Temporary Removable Pavement Markings - 5 Inch
200	CY	Excavation Class 1
200	CY	Excavation Class 2
1000	CY	Sediment Excavation and Removal
300	CY	Borrow Excavation
20	CY	Test Pit Excavation
50	CY	Removal of Existing Pavement
100	SY	Removal of Existing Concrete Sidewalk
250	LF	Removal of Existing Curb
200	CY	Class 3 Trench Excavation
500	CY	Selected Backfill - No. 57 or CR-6 Aggregate
800	LF	Reinforced Concrete Pipe Class 4 - Various Sizes
700	LF	High Density Polyethylene (HDPE) Pipe - Various Sizes
800	LF	High Performance Polypropylene (HPPP) Pipe - Various Sizes
800	LF	Corrugated Aluminized Metal Pipe - 16 Gauge - Various Sizes
200	LF	Cleaning of Existing Pipe Culverts
28	EA	Standard Concrete End Section - Various Sizes
24	EA	Standard HDPE End Section - Various Sizes
10	EA	Standard Concrete End Wall - Various Types
45	EA	Standard Storm Drain Inlets - Various Types
4	EA	Standard Precast Concrete Manhole - 48 and 60 Inch Diameter
2000	LF	PVC Underdrain - Various Sizes
1000	LF	Silt Fence
500	LF	Super Silt Fence
800	TON	Stone Rip Rap - Various Classes
150	CY	Class 3 Excavation for Structures
40	CY	Footing for Structures using Concrete Mix No. 3
2000	SY	Graded Aggregate Base - 4 or 6 Inch Depths
800	TON	Hot Mix Asphalt Superpave - Various Mixes
200	SY	Full Depth Patching
2000	SY	Milling Hot Mix Asphalt Pavement
350	SY	Driveway Entrances - Residential and Commercial
2000	LF	Pavement Markings Paint
2000	LF	Permanent Reflective Thermoplastic Pavement Markings
1000	LF	Standard Concrete Curb and Gutter
2000	SF	Concrete Sidewalk
500	SF	Concrete Handicap Access Ramp
1000	LF	Galvanized Chain Link Fence
2000	SY	Furnish and Place Topsoil
2000	SY	Permanent Seeding and Mulching
500	SY	Sodding
400	SY	Soil Stabilization Matting Type A or B
10	DAY	Tree Trimming Crew with Equipment
35	EA	Remove Trees - Various Sizes
10	EA	Adjust Water Valve Box to Finish Grade
2	EA	Adjust Water House Connection
2	EA	Adjust Sewer House Connection

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Indefinite Quantity - Term Contract for Roadway and Drainage Improvements, Contract No. 877-H (D)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on Friday, December 21, 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

104941 (12-6,12-13,12-20)

**NOTICE**

IN THE MATTER OF:  
**Kayle Vanessa Saiguero Estanes**

FOR THE CHANGE OF NAME TO:  
**Kayle Vanessa Zainal**

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-37260**

A Petition has been filed to change the name of (Minor Child) Kayle Vanessa Saiguero Estanes to Kayle Vanessa Zainal.

The latest day by which an objection to the Petition may be filed is December 26, 2012.

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

104960 (12-6)

**NOTICE**

IN THE MATTER OF:  
**Luqman Ahmed Lawal Jr.**

FOR THE CHANGE OF NAME TO:  
**Luke Anthony Lawal Jr.**

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 12-37280**

A Petition has been filed to change the name of Luqman Ahmed Lawal Jr. Luke Anthony Lawal Jr.

The latest day by which an objection to the Petition may be filed is December 26, 2012.

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

104961 (12-6)

**The Prince George's Post Newspaper**

**Call (301)627-0900 Fax (301)627-6260**

**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**

**12815 VILLAGE SQUARE ROAD  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Oluseun S. Ososanya and Olutayo O. Ososanya, dated January 25, 2007 and recorded in Liber 27213, Folio 669 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,600.00, and an original interest rate of 6.000%, 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 **DECEMBER 18, 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 \$28,000.00 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,  
Richard J. Rogers, and Randall J. Rolls,  
Substitute Trustees

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

104872 (11-29,12-6,12-13)

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

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

**5749 SOUTH HIL MAR CIRCLE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Michael L. Curley, dated January 22, 2008 and recorded in Liber 29416, Folio 470 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,500.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 18, 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 \$20,000.00 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,  
Richard J. Rogers, and Randall J. Rolls,  
Substitute Trustees

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

104859 (11-29,12-6,12-13)

**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 Brandywine Road at Surratts Road Intersection Improvements, Contract Number 876-H (F), will be received until Friday, January 11, 2013, 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 Two Hundred Fifty Dollars (\$250.00) will be charged for the purchase of the contract documents and roadway plans, which are available for review on Monday, December 3, 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
1	LS	Type B Engineer's Office
3,800	LF	Temporary Concrete Barrier for Maintenance/Traffic Barrier
30,000	LF	5 Inch Removable Preformed Pavement Tape Markings
300	LF	12 Inch White Removable Preformed Pavement Tape Markings
27,500	LF	Nontoxic Lead free Waterborne Pavement Marking paint Any color
750	SF	Temporary Traffic Signs
100	TON	Hot Mix Asphalt for Maintenance of Traffic
180	UD	Portable variable message sign (PVMS)
12,750	CY	Class 1 Excavation
3,000	CY	Common Borrow
773	LF	15 Inch Class IV RCP
1,122	LF	18 Inch Class IV RCP
1,164	LF	21 Inch Class IV RCP
1,029	LF	24 Inch Class IV RCP
336	LF	27 Inch Class IV RCP
351	LF	30 Inch Class IV RCP
27	LF	36 Inch Class IV RCP
1	EA	Single Reinforced Concrete Box Culvert
12	EA	Prince George's County Type "B" Inlet, L=5'
21	EA	Prince George's County Type B Inlet L = 10 FT
5	EA	Prince George's County Type A Inlet L = 15 FT
9,500	LF	6 Inch Perforated Circular Pipe Longitudinal Underdrain
5,000	SY	4 Inch Base Course Using Graded Aggregate
19,000	SY	6 Inch Base Course Using Graded Aggregate
4,500	TON	Hot Mix Asphalt Superpave 9.5MM for Surface, PG 70-22
2,000	TON	Hot Mix Asphalt Superpave 9.5MM for Wedge/Level, PG 64-22
3,500	TON	Hot Mix Asphalt Superpave 12.5MM for Base, PG 64-22, Level 2
7,000	TON	Hot Mix Asphalt Superpave 25.0MM for Base, PG 64-22, Level 2
17,000	SY	Milling Hot Mix Asphalt Pavement 1 Inch to 2 Inch
400	SY	Full Depth Patching Hot Mix Asphalt For 12.5MM, PG64-22
8,900	SY	Paving Fabric-Trupave
9,100	SY	Paving Grid-FGC100
16,627	LF	5 Inch White Lead Free Reflective Thermoplastic Pavement Markings
11,240	LF	5 Inch Yellow Lead Free Reflective Thermoplastic Pavement Markings
42,213	SF	4 Inch Thick Concrete Sidewalk
9,484	LF	Prince George's County Standard Concrete Curb and Gutter
966	SY	Plain Cement Concrete Pavement Driveway Entrance
378	LF	Traffic Barrier W Beam Using 8 Foot Post
4,000	SY	Sodding
72	EA	Prunus X Yedoensis-6'-8'
73	EA	Prunus X Okame-6'-8'
1	LS	2 Year Landscape Maintenance Agreement/Warranty
2	EA	NAZTEC NEMA Size "6" Base Mounted Cabinet With NAZTEC Eight Phase Signal Controller (Model #70006-
PGC2V-68		
12	EA	Traffic Video Detection Camera (Color Part # 2050-0102MI) with Mast Arm Mounting
2	EA	27 FT Steel Traffic Signal Pole With Single 50 FT Mast Arm
1	EA	27 FT Steel Traffic Signal Pole With Single 70 FT Mast Arm
1	EA	27 FT Steel Traffic Signal Pole With Twin 50 FT Mast Arms
7	EA	Traficon VIP 3D.2 Module
2	EA	CISCO 828F-K9 Ethernet Security Router With SFP
1,908	LF	Furnish and Install 16 Inch Water Main
95	LF	Furnish and Install 12 Inch Water Main
50	LF	Furnish and Install 10 Inch Water Main
50	LF	Furnish and Install 8 Inch Water Main
5	EA	Furnish and Install New Fire Hydrant
300	LF	Furnish and Install 6 -Inch to 8-Inch Sewer House Connection
840	LF	Furnish and Install ¾ -Inch to 1-Inch Water House Connection
67	LF	Furnish and Install 36-inch Split Steel Sleeve around Existing Sewer 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 **"Brandywine Road at Surratts Road Intersection Improvements, Contract No. 876-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 Wednesday, December 19, 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

104906 (11-29,12-6,12-13)

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

**LEGALS**

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

In the Circuit Court for Prince George's County Maryland,  
Case No. CAE-12-29026

**SUBSTITUTE TRUSTEE'S SALE OF VALUABLE IMPROVED RESIDENTIAL PROPERTY**

**Premises known as 6601 Elmhurst Street, District Heights, MD 20747**

By virtue of the power and authority contained in a Deed of Trust from Nicole T. Jenkins to Gerald J. Whittaker and Kevin P. Huffman (Trustees) dated the 6th day of April, 2004 and recorded in Liber 19487, folio 164, among the Land Records of Prince George's County, Maryland, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, Maryland, at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**DECEMBER 14, 2012  
AT 9:30 A.M.**

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

Lot numbered Fifteen (15), and Sixteen (16) in Block Numbered Twenty Eight (28) in the subdivision Known as "SECTION ONE, DISTRICT HEIGHTS" as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book SDH 3, Plat 21, in the Sixth Election District, the improvements thereon being known as 6601 Elmhurst Street, District Heights, MD 20747.

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

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. No deposit shall be required of the noteholder where the noteholder bids in the property at sale. The balance of the purchase price shall be paid in cash within ten days after final ratification of the sale by the Circuit Court for Prince George's County. The purchaser, other than the noteholder, its assigns or designees, shall pay interest on the unpaid purchase money at the rate of 7% from the date of the sale to the date funds are received in the office of the Substitute Trustee. In the event settlement is delayed for any reason, there shall be no abatement of interest caused by the delay.

Adjustments on all real estate taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, conveyancing, State revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. 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 Trustee may, in addition to any other available legal remedy, 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 a Motion to Forfeit Deposit and Resell the property on himself and /or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of the foreclosure sale. In such event, the defaulting purchaser shall be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and all other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser 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. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, integrity, physical condition, merchantability, status of permits, or other similar matters.

JEROME A. KUTA  
Substitute Trustee

104907 (11-29,12-6,12-13)

**LEGALS**

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

vs. Plaintiff

vs. Plaintiff

SANDRA M. CRUZ SORTO; WMC MORTGAGE CORP. RICHARD T. CREGGER, TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 7404 G O O D L A N D D R I V E , HYATTSVILLE, MD 20785 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 13 PARCEL 1569276.

KELVIN B. EDGAR; MILLICENT M. EDGAR; MCLEAN MORTGAGE CORPORATION; VILLAGE SETTLEMENTS, INC., TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 2211 LAKE FOREST DRIVE, UPPER MARLBORO, MD 20774 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 03 PARCEL 3900693

Defendants

Defendants

**In the Circuit Court for  
Prince George's County,  
Maryland  
CAE 12-36749**

**In the Circuit Court for  
Prince George's County,  
Maryland  
CAE 12-36750**

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

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

7404 Goodland Dr., Hyattsville, MD 20785, Lot Size 3,764 Sq. Ft. & Imps., being known as District 13 Parcel 1569276.

2211 Lake Forest Dr., Upper Marlboro, MD 20774, Lot Size 9,224 Sq. Ft. & Imps., being known as District 03 Parcel 3900693.

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

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

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

It is thereupon this 19th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 14th day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104885 (11-29,12-6,12-13)

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104886 (11-29,12-6,12-13)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**6807 ELMHURST ST.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Jose G. Castro and Maria Garcia a/k/a Maria Garcia Castro dated January 24, 2006 and recorded in Liber 24548, Folio 196 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$189,916.94 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 11, 2012 AT 11:23 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104812 (11-22,11-29,12-6)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**8742 GRASMERE CT.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Delores E. Pritchett dated November 23, 2005 and recorded in Liber 24726, Folio 556 among the Land Records of Prince George's Co., MD, with an original principal balance of \$191,350.00 and an original interest rate of 6.990% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 11, 2012 AT 11:27 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 8742, in Building Numbered Twenty-One (21) of Phase Three in the Condominium Regime known as "Devon Hills Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$18,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104816 (11-22,11-29,12-6)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**12320 QUARTERBACK CT.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Alfredo Davis dated March 2, 2000 and recorded in Liber 13696, Folio 228 among the Land Records of Prince George's Co., MD, with an original principal balance of \$164,815.00 and an original interest rate of 3.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 11, 2012 AT 11:24 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104813 (11-22,11-29,12-6)

**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  
5309 Deal Drive, Oxon Hill, Maryland 20745**

By virtue of the power and authority contained in a Deed of Trust from Jermaine Johnson, dated May 19, 2006, and recorded in Liber 25533 at folio 525 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

**DECEMBER 18, 2012  
AT 9:09 AM**

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

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "P" IN THE SUB-DIVISION KNOWN AS "GLASSMANOR" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 20 AT PLAT 77. 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 \$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

104863 (11-29,12-6,12-13)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**13402 WARBURTON DR.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Jennifer D. Hall a/k/a Jennifer Dennette Hall dated May 9, 2007 and recorded in Liber 27844, Folio 505 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$528,141.52 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 11, 2012 AT 11:26 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$53,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104815 (11-22,11-29,12-6)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**15620 EVERGLADE LA., UNIT #203  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Edante Bourjolly dated June 1, 2007 and recorded in Liber 29387, Folio 665 among the Land Records of Prince George's Co., MD, with an original principal balance of \$260,000.00 and an original interest rate of 6.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 11, 2012 AT 11:22 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 203, in a Horizontal or Condominium Regime entitled, "Condominium Plat, Phase 1, Building 16, Bowie Towers Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$29,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104811 (11-22,11-29,12-6)

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

**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  
3723 Woodsman Court, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Evangaline T Boozer, dated January 25, 2008, and recorded in Liber 29328 at folio 629 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

**DECEMBER 11, 2012  
AT 9:24 AM**

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

LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "WOOD CREST" AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 161 AT PLAT NO. 97, 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

104823 (11-22,11-29,12-6)

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  
2505 Jameson Street, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Estate Of Emillee Hines, dated October 19, 2009, and recorded in Liber 31107 at folio 227 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

**DECEMBER 11, 2012  
AT 9:12 AM**

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

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND. DESCRIBED AS: LOT NUMBERED FOUR (4) IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS MEYERS ADDITION HILLCREST HEIGHTS, AS PER PLAT RECORDED IN PLAT BOOK WWW 20 AT PLAT 31, 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 \$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

104819 (11-22,11-29,12-6)

**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  
4814 Snowflower Boulevard, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Julio Rodriguez III, dated March 20, 2006, and recorded in Liber 24671 at folio 006 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

**DECEMBER 11, 2012  
AT 9:15 AM**

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

LOT NUMBERED TWENTY-EIGHT (28) IN THE SUBDIVISION KNOWN AS "FOSTER'S OVERLOOK" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S 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 \$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

104820 (11-22,11-29,12-6)

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  
7908 Chapel Cove Drive, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Leroy Le, dated August 10, 2007, and recorded in Liber 28453 at folio 074 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

**DECEMBER 11, 2012  
AT 9:18 AM**

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

LOT NUMBERED FORTY ONE (41) IN THE SUBDIVISION KNOWN AS "PLAT TWO - SECTION FIVE LAUREL LAKES AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 123 AT PLAT 88, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 7908 CHAPEL COVE DRIVE, LAUREL, MD 20707.

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 \$24,147.85 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

104821 (11-22,11-29,12-6)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

7728 HANOVER PKWY., UNIT # 222  
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Nesaline F. Davis a/k/a Nesaline Frances Davis dated May 29, 2007 and recorded in Liber 28077, Folio 681 among the Land Records of Prince George's Co., MD, with an original principal balance of \$219,000.00 and an original interest rate of 6.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 18, 2012 AT 11:18 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as follows: Being known and designated as Unit number 222 in a horizontal property regime known as "Greenbrier Condominium-Phase I" established by a condominium Declaration dated November 11, 1974, and recorded November 14, 1974, in Liber 4435 at Folio 582, as amended by an amended Declaration dated December 17, 1974 and recorded in Liber 4446 at folio 767, and as shown on a plat of subdivision entitled "Greenbrier Condominium Phase I", recorded in Plat Book WWW 90 at Plats 50 through 57 inclusive as amended by a plat of correction recorded in Plat Book WWW 90 at Plat 47, among the Land Records of Prince George's County, Maryland.

Together with the facilities and other appurtenances to said Unit, which Unit and appurtenances have been more specifically defined in the Declaration aforesaid, and including the fee in an undivided interest in the common elements of said regime appurtenant to said units as such interest is set out and defined in the said Declaration as the same may be lawfully revised or amended from time to time.

Together with all of the rights and subject to the obligation contained in the Declaration of Covenants dated November 11, 1974, and recorded November 14, 1974, in Liber 4495 at folio 623. The improvements thereon being known as 7728 Hanover Parkway.

Tax ID: 21-2334514.

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

Terms of Sale: A deposit of \$23,000 in cash, cashier's check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104853 (11-29,12-6,12-13)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LINDA KAY WEAVER**

Notice is given that Virginia Weaver Feitz whose address is 1121 W Elm Ter, Olaathe, KS 66061 was on November 9, 2012 appointed personal representative of the small estate of Linda Kay Weaver who died on October 21, 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 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.

**VIRGINIA WEAVER FEITZ**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No.91847  
(12-6)

104967

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANNIE M SNELL**

Notice is given that Thomas R Snell whose address is 5131 Braniles Lane, Winston Salem, NC 27104 was on November 16, 2012 appointed personal representative of the small estate of Annie M Snell who died on September 23, 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 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.

**THOMAS R SNELL**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 91728  
(12-6)

104968

**THE PRINCE GEORGE'S POST**

**EMAIL: BBOICE@PGPOST.COM**

**CALL 301-627-0900**

**FAX 301-627-6260**

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**1146 WINDEMERE CT.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Carole Geary dated August 1, 1990 and recorded in Liber 7725, Folio 801 among the Land Records of Prince George's Co., MD, with an original principal balance of \$114,900.00 and an original interest rate of 5.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 18, 2012 AT 11:19 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 1146, in Building numbered Sixteen (16), of Phase Eight-B, in the Condominium Regime known as "Devon Hills Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$9,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104878 (11-29,12-6,12-13)

**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**

**704 BOOKER DRIVE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Gina B. Screen and Ronnie L. Screen, Sr., dated November 20, 2008 and recorded in Liber 30180, Folio 403 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$82,000.00, and an original interest rate of 7.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 18, 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 \$7,900.00 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,  
Richard J. Rogers, and Randall J. Rolls,  
Substitute Trustees

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

104871 (11-29,12-6,12-13)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**3311 DALLAS DR.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Yvonne P. Porter and Vincent Porter dated April 18, 2007 and recorded in Liber 27721, Folio 321 among the Land Records of Prince George's Co., MD, with an original principal balance of \$234,000.00 and an original interest rate of 8.07500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 18, 2012 AT 11:23 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$28,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104882 (11-29,12-6,12-13)

**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**

**6313 TEABERRY WAY  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Marvin Q. Parker and Robyn Parker, dated April 24, 2008 and recorded in Liber 29770, Folio 564 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$325,500.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 18, 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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,  
Richard J. Rogers, and Randall J. Rolls,  
Substitute Trustees

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

104870 (11-29,12-6,12-13)

**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**

**14622 GOVERNOR SPRIGG PLACE UNIT # 449  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Karen Thomas-Sharp, dated November 24, 2008 and recorded in Liber 30192, Folio 343 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. 32645, Folio 553, on May 05, 2011), with an original principal balance of \$303,215.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 18, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$33,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes 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](http://www.mid-atlanticauctioneers.com)

104874 (11-29,12-6,12-13)

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

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

**6958 AQUAMARINE COURT  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Zinears K. Ford, dated May 12, 2000 and recorded in Liber 13818, Folio 589 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$118,869.00, and an original interest rate of 7.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 18, 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 \$8,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes 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,  
Richard J. Rogers, and Randall J. Rolls,  
Substitute Trustees

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

104873 (11-29,12-6,12-13)



**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**706 BALBOA AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Thelma B. Battle a/k/a Thelma B. Spriggs Battle dated July 28, 2005 and recorded in Liber 23029, Folio 675 among the Land Records of Prince George's Co., MD, with an original principal balance of \$100,000.00 and an original interest rate of 9.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 11, 2012 AT 11:21 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$9,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTIONS, INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104810 (11-22,11-29,12-6)

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**9220 BLUEFIELD RD.  
UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Olubunmi I. Daramola dated February 2, 2005 and recorded in Liber 22527, Folio 330 among the Land Records of Prince George's Co., MD, with an original principal balance of \$284,800.00 and an original interest rate of 2.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 18, 2012 AT 11:17 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$37,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTIONS, INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104877 (11-29,12-6,12-13)

**BE SAFE!****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**

**1804 RYDERWOOD COURT  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Christine P. Collins, dated July 11, 2007 and recorded in Liber 28298, Folio 453 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,400.00, and an original interest rate of 4.000%, 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 **DECEMBER 11, 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 \$24,000.00 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,  
Richard J. Rogers, and Randall J. Rolls,  
Substitute Trustees

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

104829 (11-22,11-29,12-6)

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

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

**12725 HASKELL LANE  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from John D. Pauley and Cynthia M. Pauley, dated June 15, 2005 and recorded in Liber 22682, Folio 689 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,000.00, 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 **DECEMBER 11, 2012 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes 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

104830 (11-22,11-29,12-6)

**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  
4401 Oliver Street, Hyattsville, Maryland 20781**

By virtue of the power and authority contained in a Deed of Trust from Maria Carolina Sosa, Thomas J. Catiota and William Antonio Sosa, dated July 7, 2005, and recorded in Liber 24056 at folio 669 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

**DECEMBER 18, 2012  
AT 9:06 AM**

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

ALL THAT PIECE OR PARCEL OF GROUND, SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING DESCRIBED AS FOLLOWS: PART OF LOTS NUMBERED ELEVEN (11) AND TWELVE (12) IN A SUBDIVISION KNOWN AS "MARYLAND REAL STATE TITLE AND INVESTMENT COMPANY'S ADDITION TO HYATTSVILLE" AS PER PLAT THEREOF RECORDED IN LIBER 21, FOLIO 540, RERECORDED IN PLAT BOOK A, FOLIO 37 OF THE LAND RECORDS OF SAID STATE AND COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12 AT THE INTERSECTION OF THE EASTERLY LINE OF CECIL AVENUE WITH THE SOUTHERLY SIDE OF CARROLL AVENUE AS SHOWN ON PLAT IN LIBER 21 FOLIO 540 THENCE RUNNING WITH THE SAID SOUTHERLY LINE OF CARROLL AVENUE BEING THE NORTH LINE OF SAID LOTS 11 AND 12, EASTERLY 100 FEET TO THE NORTHEAST CORNER OF LOT 11, THENCE RUNNING SOUTHERLY WITH THE DIVISION LINE BETWEEN SAID LOTS 11 AND 10 IN SAID SUBDIVISION 74 FEET THENCE RUNNING PARALLEL WITH THE SAID SOUTH LINE OF CARROLL AVENUE ACROSS SAID LOTS 11 AND 12 WESTERLY 100 FEET TO INTERSECT THE SAID EASTERLY LINE OF CECIL AVENUE, THENCE RUNNING NORTHERLY WITH SAID EASTERLY LINE OF CECIL AVENUE BEING THE WESTERLY LINE OF LOT 12, 74 FEET TO THE PLACE OF BEGINNING. SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD; BEING DESCRIBED IN LIBER 16136 FOLIO 398.

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

104869 (11-29,12-6,12-13)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LENOIRA MARIAE CONNOR**

Notice is given that Andrea Locks whose address is 3604 Asher Street, Upper Marlboro, MD 20772 was on November 19, 2012 appointed personal representative of the small estate of Lenoira Mariae Connor who died on October 20, 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 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.

**ANDREA LOCKS**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 91956  
(12-6)

104969

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DEIRDRE LYNN YOUNG**

Notice is given that Irene D Young whose address is 3213 75th Avenue, Apt 305, Landover, MD 20785 was on November 15, 2012 appointed personal representative of the small estate of Dierdre Lynn Young who died on October 14, 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 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.

**IRENE D YOUNG**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772  
Estate No. 91929  
(12-6)

104970

**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  
6615 Seward Road, Bowie, Maryland 20720**

By virtue of the power and authority contained in a Deed of Trust from Esther A Koomson, dated May 25, 2007, and recorded in Liber 28312 at folio 718 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

**DECEMBER 18, 2012  
AT 9:18 AM**

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

LOT NUMBERED ONE (1) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "SECTION FIVE," "PROSPECT KNOLLS", AS PER PLAT THEREOF RECORDED IN LIBER WWW 65 AT PLAT 33 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 \$41,200.00 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

104865 (11-29,12-6,12-13)

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  
10700 Tara Court, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Miriam E Love, dated April 14, 2008, and recorded in Liber 29852 at folio 464 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

**DECEMBER 11, 2012  
AT 9:03 AM**

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

ALL THAT PARCEL OF LAND IN TOWNSHIP OF UPPER MARLBORO, PRINCE GEORGES COUNTY, STATE OF MARYLAND, AS MORE FULLY DESCRIBED IN DEED BOOK 6636, PAGE 815, ID# 13-1471911, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK 0, SECTION 7, LARGO KNOLLS, FILED IN PLAT BOOK 98, PAGE 37.

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

104818 (11-22,11-29,12-6)

**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  
7601 Oxman Road, Hyattsville, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Charles A Nguti, dated September 7, 2006, and recorded in Liber 26774 at folio 296 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 11, 2012  
AT 9:33 AM**

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

LOT NUMBERED TWO (2) IN BLOCK LETTERED "E", IN THE SUBDIVISION KNOWN AS "SECTION 1, PALMER PARK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK WWW23 AT PLAT 65.

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

104814 (11-22,11-29,12-6)

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  
5620 Quincy Street, Hyattsville, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Evelyn Nicol-Cole, dated December 13, 2006, and recorded in Liber 26938 at folio 172 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

**DECEMBER 11, 2012  
AT 9:06 AM**

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

BEING KNOWN AND DESIGNATED AS LOT 50 IN BLOCK "C" IN A SUBDIVISION KNOWN AS, "VILLA HEIGHTS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK SDH 3 AT PLAT 29 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. ALSO KNOWN AS 5620 QUINCY STREET, HYATTSVILLE, 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 \$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

104832 (11-22,11-29,12-6)

**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  
12813 Norwood Lane, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Delmira Morales, dated June 9, 2006, and recorded in Liber 25283 at folio 326 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

**DECEMBER 11, 2012  
AT 9:27 AM**

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

LOT NUMBERED FOURTEEN (14) IN BLOCK LETTERED "C" IN SECTION SIX (6), OF THE SUBDIVISION KNOWN AS "TANTALLON ON THE POTOMAC", AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK WWW 50 AT PLAT 99, 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 \$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

104824 (11-22,11-29,12-6)

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  
3406 Kidder Road, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Willie A Patagoc, dated September 29, 2005, and recorded in Liber 23172 at folio 180 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

**DECEMBER 11, 2012  
AT 9:09 AM**

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

LOT NUMBERED (3) BLOCK LETTERED "F", IN THE SUBDIVISION KNOWN AS "PLAT 5, HILLANTRAE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 170 AT PLAT NO2, AS PER PLAT THEREOF 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 \$58,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

104831 (11-22,11-29,12-6)

**WE WISH YOU A SAFE WEEKEND AND  
REMEMBER, DON'T DRINK ALCOHOL  
AND DRIVE DRUNK!**

**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  
**7116 Donnell Place Unit # C8, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Anthony Watts, dated November 6, 2006, and recorded in Liber 29705 at folio 551 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

**DECEMBER 11, 2012  
AT 9:21 AM**

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

CONDOMINIUM UNIT NO. 7116-C-8 IN HOLLY HILL CONDOMINIUM (HEREINAFTER CALL 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 FOR PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 5511, FOLIO 827; AS AMENDED BY FIRST AMENDMENT TO CONDOMINIUM DECLARATION DATED OCTOBER 26, 1982, AND RECORDED NOVEMBER 1, 1982, AMONG THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 5599, FOLIO 496 AND SECOND AMENDMENT TO THE DECLARATION OF HOLLY HILL CONDOMINIUM DATED JULY 6, 1983 AND RECORDED JULY 13, 1983 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 5721 AT FOLIO 70; AND BY THE CONDOMINIUM PLAT RECORDED ON MARCH 10, 1982 AMONG THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND, IN CONDOMINIUM PLAT BOOK NLP 114 AT PAGES 83-90 INCLUSIVE AND BY MASTER PLAT - PHASE III RECORDED JULY 13, 1983 AMONG THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND IN CONDOMINIUM PLAT BOOK NLP 116 AT PAGES 94-99 INCLUSIVE. TOGETHER WITH ALL THE RIGHTS, PRIVILEGES AND APPURTENANCES INCIDENT TO SAID UNIT AS CONTAINED IN THE AFORESAID CONDOMINIUM DECLARATION. THE CONDOMINIUM DECLARATION ALLOCATES TO THE CONDOMINIUM UNIT AN UNDIVIDED INTEREST (STATED AS A PERCENTAGE), IN THE COMMON ELEMENTS OF THE CONDOMINIUM. THE PERCENTAGE INTEREST OF THE CONDOMINIUM UNIT IS SET FORTH IN EXHIBIT C TO THE CONDOMINIUM DECLARATION.

The property is improved by a dwelling.

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

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

104822 (11-22,11-29,12-6)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ARTHUR JOHN MAAS**

Notice is given that Jeanne Maas whose address is 5 Ridge Road, Unit F, Greenbelt, MD 20770 was on November 20, 2012 appointed personal representative of the estate of Arthur John Maas who died on November 3, 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 20th day of May, 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.

**JEANNE MAAS**  
Personal Representative

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN WESLEY MANN**

Notice is given that Judith M Walk whose address is 1453 Whittier Place, NW, Washington, DC 20012 was on November 27, 2012 appointed personal representative of the estate of John Wesley Mann who died on June 17, 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.

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.

**JUDITH M. WALK**  
Personal Representative

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

104971 Estate No.91928 (12-6,12-13,12-20) 104972 Estate No.91156 (12-6,12-13,12-20)

**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: CAE12-27130

**ORDER OF PUBLICATION**

This is to give notice that on the 23rd day of August, 2012, a Petition for Guardianship of a Minor Child, JUSTIN KENNEDY WAIRIMI, was filed in the Circuit Court for Prince George's County, Maryland, by PENNIAH MYRTIL, Petitioner, against ZEWDENESH SHIBERU ZEBRIE, birth mother, and UNKNOWN birth father. The birth mother, ZEWDENESH SHIBERU ZEBRIE, last known address is PO BOX 55369, ADDIS ABABA, ETHIOPIA, 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 CAE12-27130 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 9th day of November 2012, that the Petitioner's 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 10th day of December, 2012, giving notice to UNKNOWN Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 17th day of December, 2012, why the relief requested should not be granted.

MARILYNN M. BLAND  
CLERK

104841 (11-22,11-29,12-6)

**NOTICE**

IN THE MATTER OF:  
**Sung Yong Hong**

FOR THE CHANGE OF  
NAME TO:  
**Johnny Sung Yong Hong**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-37225**

A Petition has been filed to change the name of Sung Yong Hong to Johnny Sung Yong Hong.

The latest day by which an objection to the Petition may be filed is December 26, 2012.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104954 (12-6)

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  
**8407 Hillview Road, Hyattsville, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Bernard Gibson, dated May 31, 2005, and recorded in Liber 22466 at folio 590 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

**DECEMBER 18, 2012  
AT 9:03 AM**

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

LOT NUMBERED ELEVEN (11) IN BLOCK NUMBERED THREE-A (3A) IN THE SUBDIVISION KNOWN AS "PLAT OF CORRECTION, RANDOLPH VILLAGE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 164 AT PLAT 34, 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

104861 (11-29,12-6,12-13)

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: CAE12-24110

**ORDER OF PUBLICATION**

This is to give notice that on the 1st day of August, 2012, a Petition for Guardianship of a Minor Child, was filed in the Circuit Court for Prince George's County, Maryland, by CLARENCE REED and TIFFANIE REED, Petitioners, against TAMIKA REED, birth mother, and UNKNOWN birth father. The birth mother, TAKMIKA REED last known address is Unknown and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth parent's whereabouts are currently unknown and that he has made attempts to locate the birth mother and 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 CAE12-24110 Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 9th day of November 2012, that the Petitioners 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 10th day of December, 2012, giving notice to TAMIKA REED and UNKNOWN BIRTH FATHER the objects and substance of the Petition and warning them to show cause, if any there may be, on or before the 17th day of December, 2012, why the relief requested should not be granted.

MARILYNN M. BLAND  
CLERK

104842 (11-22,11-29,12-6)

**NOTICE**

IN THE MATTER OF:  
**Willie Tucker**

FOR THE CHANGE OF  
NAME TO:  
**William Lee Tucker**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 12-37255**

A Petition has been filed to change the name of Willie Tucker to William Lee Tucker.

The latest day by which an objection to the Petition may be filed is December 26, 2012.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
104959 (12-6)

**LEGALS**

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

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

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

Improved by premises known as  
**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

**DECEMBER 18, 2012  
AT 9:00 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

104856 (11-29,12-6,12-13)

**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  
**4617 Quimby Avenue, Beltsville, Maryland 20705**

By virtue of the power and authority contained in a Deed of Trust from Emerick A Peace and Robin G Peace, dated January 31, 2007, and recorded in Liber 27157 at folio 123 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

**DECEMBER 18, 2012  
AT 9:12 AM**

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

LOTS THIRTY-SIX (36) AND THIRTY-SEVEN (37) IN BLOCK LETTERED "NN" IN THE SUBDIVISION KNOWN AS "BELTSVILLE HEIGHTS" AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK RNR 2 AT PLAT 49 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. SUBJECT TO AND TOGETHER WITH A TWELVE (12) FOOT ALLEY WAY ACROSS AND ALONG THE REAR OF LOTS, BEING IN THE 1ST ELECTION DISTRICT, TAX ACCOUNT NO. 1-121395-00-002.

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

104868 (11-29,12-6,12-13)

**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  
10111 Tulip Tree Drive, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Jeanette R Jones a/k/a Jeannette R Jones, dated March 14, 2008, and recorded in Liber 29623 at folio 093 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 18, 2012**  
**AT 9:21 AM**

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

LOT NUMBERED FIFTY-ONE (51) IN THE SUBDIVISION KNOWN AS "PLAT TWO, SECTION SEVEN, WOODVIEW VILLAGE WEST" AS PER PLAT THERE DULY RECORDED, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 177 AT PAGE NO. 33.

The property is improved by a dwelling.

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

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

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

104867 (11-29,12-6,12-13)

**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  
3101 Marquis Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Linda C Chamblee, dated April 11, 2007, and recorded in Liber 28522 at folio 495 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

**DECEMBER 18, 2012**  
**AT 9:15 AM**

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

ALL THAT PROPERTY SITUATE, LYING AND BEING IN PRINCE GEORGE'S, IN THE 12TH ELECTION DISTRICT, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS;

LOT NUMBERED SIXTEEN (16) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "SECTION ONE, ROSEDALE ESTATES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 43 AT PLAT 11, 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 \$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

104860 (11-29,12-6,12-13)

**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  
7222 Annapolis Road, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Olusola Aiyegbusi, dated July 18, 2007, and recorded in Liber 28472 at folio 197 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

**DECEMBER 18, 2012**  
**AT 9:27 AM**

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

LOT NUMBERED FORTY-TWO (42) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "GLENRIDGE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 19 AT PLAT 13 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING THE SAME PROPERTY AS CONVEYED IN A DEED DATED 03/30/2007 BY AND BETWEEN DONALD L. BARBOUR UNTO JAIME FLORES 04/11/2007; RECORDED 04/11/2007 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 27598 AT FOLIO 292.

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

104864 (11-29,12-6,12-13)

**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  
6301 Chew Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from David Bramwell Sr. and Peggy Bramwell, dated August 24, 2007, and recorded in Liber 28674 at folio 069 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

**DECEMBER 18, 2012**  
**AT 9:24 AM**

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

LOT THREE (3) IN THE SUBDIVISION KNOWN AS PLAT ONE, ROSEHILL ESTATES, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK REP 193 AT PLAT NO. 49.

THE PROPERTY IS IMPROVED BY A DWELLING.

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 \$77,000.00 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

104866 (11-29,12-6,12-13)

**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  
8503 James Street, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Marvin G Campbell and Pamela D Campbell, dated December 20, 2005, and recorded in Liber 24133 at folio 719 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

**DECEMBER 18, 2012**  
**AT 9:30 AM**

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

LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "SECTION THREE, WILLIAMSBURG ESTATES", AS PER PLAT RECORDED IN PLAT BOOK WWW 74, PLAT NUMBERED 6, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. 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 \$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

104883 (11-29,12-6,12-13)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**5529 STONEY MEADOW DR.**  
**1/R/T/A 5529 STONEY MEADOWS DR.**  
**DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Sonia D. Pearson dated January 31, 2008 and recorded in Liber 29331, Folio 157 among the Land Records of Prince George's Co., MD, with an original principal balance of \$267,400.00 and an original interest rate of 5.6250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

**DECEMBER 18, 2012 AT 11:21 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$32,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104880 (11-29,12-6,12-13)

**LEGALS**

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

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

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

Case No: CAE 12-33932

Case No: CAE12-27193

**ORDER OF PUBLICATION**

This is to give notice that on the 24th day of October, 2012, a Petition for Guardianship of a Minor Children, KHENDRIK MONTEZ FORD and KRISTIAN MONTAINE FORD, was filed in the Circuit Court for Prince George's County, Maryland, by DERYLE ALLEN and CHERYL A. ALLEN Petitioners, against KEDRA TERESA FORD, birth mother, and UNKNOWN birth fathers. The birth mother, KEDRA TERESA FORD, last known address is 278 Harry S. Truman Drive, Largo, MD 20774, and the last known address of the UNKNOWN birth fathers is unknown and their 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's 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 CAE12-33932, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Children 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 29th day of November 2012, that the Petitioners 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 28th day of December, 2012, giving notice to UNKNOWN BIRTH FATHERS, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 4th day of January, 2013, why the relief requested should not be granted.

MARILYNN M. BLAND

MARILYNN M. BLAND  
CLERK

CLERK

104942 (12-6,12-13,12-20)

104943 (12-6,12-13,12-20)

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

**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  
7300 Berkshire Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Renee W Matthews, dated November 3, 2010, and recorded in Liber 32181 at folio 019, and re-recorded in Liber 32651 at Folio 001 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

DECEMBER 11, 2012

AT 9:39 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIVE (5), IN BLOCK LETTERED "A", IN A SUBDIVISION KNOWN AS "CLOVER HOMES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 69 AT PLAT 12. THE IMPROVEMENTS THEREON BEING KNOWN AS 7300 BERKSHIRE DRIVE, CLINTON, MARYLAND 20735.

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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

104827 (11-22,11-29,12-6)

**LEGALS**

BWW LAW GROUP, LLC  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

1836 METZEROTT RD., UNIT #1602 AND PARKING SPACE  
UNIT # P-34, HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Eveline Rose Ngo Mbog Nonga dated March 28, 2007 and recorded in Liber 28190, Folio 166 among the Land Records of Prince George's Co., MD, with an original principal balance of \$178,200.00 and an original interest rate of 7.1250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

DECEMBER 18, 2012 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 1602 and parking space numbered P-34 in a condominium styled Presidential Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$21,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

ALEX COOPER AUCTS., INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104879 (11-29,12-6,12-13)

**LEGALS**

BWW LAW GROUP, LLC  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

4906 COLONEL BEALL PL.  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Alfonso M. Pollard dated July 22, 2005 and recorded in Liber 22748, Folio 456 among the Land Records of Prince George's Co., MD, with an original principal balance of \$249,500.00 and an original interest rate of 5.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

DECEMBER 18, 2012 AT 11:22 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$24,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

ALEX COOPER AUCTS., INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104881 (11-29,12-6,12-13)

**LEGALS**

BWW LAW GROUP, LLC  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

1603 BIRCHWOOD DR.  
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Jamal Theodore Anderson dated March 13, 2007 and recorded in Liber 27519, Folio 365 among the Land Records of Prince George's Co., MD, with an original principal balance of \$240,000.00 and an original interest rate of 5.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

DECEMBER 18, 2012 AT 11:15 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$25,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

ALEX COOPER AUCTS., INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104875 (11-29,12-6,12-13)

**LEGALS**

BWW LAW GROUP, LLC  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

2608 SANSBURY RD.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Hazel V. Azore and Harris E. Azore dated March 14, 2007 and recorded in Liber 27527, Folio 261 among the Land Records of Prince George's Co., MD, with an original principal balance of \$245,600.00 and an original interest rate of 6.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, Duval Wing entrance, located on Main St., on

DECEMBER 18, 2012 AT 11:16 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$25,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale 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 the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

ALEX COOPER AUCTS., INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

104876 (11-29,12-6,12-13)

**LEGALS**

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

Plaintiff  
  
vs.  
  
WILLIAM DAVIS; ARGENT MORTGAGE COMPANY, LLC; VALORIE KACHERIAN, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6901 FOREST TER, LANDOVER, MD 20785 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 13 PARCEL 1398486

Defendants

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

**CAE 12-36776**

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

6901 Forest Ter, Landover, MD 20785 Lot Size 3,041 Sq. Ft. & Imps., being known as District 13 Parcel 1398486.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104936 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

Plaintiff  
  
vs.

MARK ANTHONY ALLEN; SHERON HOPE ALLEN; DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSR MORTGAGE LOAN TRUST 2007-OA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007 OA1; KENNETH J. MACFADYEN, SUB TRUSTEE; JAMES J. LOFTUS, SUB. TRUSTEE; MIRIAM S. FUCHS, SUB. TRUSTEE; JEFF HUSTON, SUB. TRUSTEE; DANIEL MENCHEL, SUB. TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 9356 DUBARRY AVE, LANHAM, MD 20706 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 20 PARCEL 2190650

Defendants

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

**CAE 12-36772**

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

9356 Dubarry Ave, Lanham, MD 20706 Lot Size 18,000 Sq. Ft. & Imps., being known as District 20 Parcel 2190650.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104932 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

Plaintiff  
  
vs.  
  
GLORIA N. AMES; WELLS FARGO FINANCIAL MARYLAND, INC.; BANK OF AMERICA, NA; ATI TITLE COMPANY, LLC T/A RELS TITLE, TRUSTEE; PRLAP, INC., TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6518 WOOD POINTE DR, GLENN DALE, MD 20769 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 14 PARCEL 1584705

Defendants

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

**CAE 12-36769**

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

6518 Wood Pointe Dr, Glenn Dale, MD 20769, Lot Size 12,282 Sq. Ft. & Imps., being known as District 14 Parcel 1584705

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104930 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

Plaintiff  
  
vs.

YVONNE D. GRAY; JOHN L. GRAY; SIGNATURE GROUP HOLDINGS, INC. F/K/A FREMONT REORGANIZING CORPORATION, F/K/A FREMONT INVESTMENT & LOAN; FRIEDMAN & MACFADYEN, P.A. T/A FREIDMAN & MACFADYEN, P.A. TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 707 GLACIER AVE, CAPITOL HEIGHTS, MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 18 PARCEL 2983450

Defendants

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

**CAE 12-36778**

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

707 Glacier Ave, Capitol Heights, MD 20743 Lot Size 4,000 Sq. Ft. & Imps., being known as District 18 Parcel 2983450.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104938 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

Plaintiff  
  
vs.  
  
DORA MONTIEL; JUAN S. MONTIEL; CITIFINANCIAL, INC.; JEFFREY ROBINSON, TRUSTEE; DAVID FREEMAN, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 7508 WEST PARK DR, HYATTSVILLE, MD 20783 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 17 PARCEL 1881713

Defendants

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

**CAE 12-36768**

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

7508 West Park Dr, Hyattsville, MD 20783, Lot Size 3,793 Sq. Ft. & Imps., being known as District 17 Parcel 1881713.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104929 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

Plaintiff  
  
vs.

MOHAMMEDA BARRIE; AMINATA KAMARA; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE HOLDERS OF THE GE-WMC ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-1; GREENBROOK VILLAGE HOA, INC.; RICHARD T. CREGGER, TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 7705 GREENBROOK DRIVE, GREENBELT, MD 20770 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 21 PARCEL 2406551

Defendants

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

**CAE 12-36779**

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

7705 Greenbrook Dr, Greenbelt, MD 20770, Lot Size 1,653 Sq. Ft. & Imps., being known as District 21 Parcel 2406551.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104939 (12-6,12-13,12-20)

**LEGALS**

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

Plaintiff  
  
vs.  
  
CLAUDE VINCENT ACTON TRUSTEE OF THE CLAUDE VINCENT ACTON & RUTH LORRAINE ACTON TRUST; RUTH LORRAINE ACTON TRUSTEE OF THE CLAUDE VINCENT ACTON & RUTH LORRAINE ACTON TRUST; EASTERN SAVINGS BANK; MICHAEL D. SURGEN, TRUSTEE; RICHARD M. KOVENS, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 7219 ROANNE DR, OXON HILL, MD 20745 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 12 PARCEL 1192475

Defendants

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

**CAE 12-36762**

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

7219 Roanne Dr, Oxon Hill, MD 20745, Lot Size 10,769 Sq. Ft. & Imps., being known as District 12 Parcel 1192475.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104923 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

Plaintiff  
  
vs.

JUANITA BELL; KAREN LANCASTER; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; HOWARD N. BIERMAN, SUB. TRUSTEE; JACOB GEESING, SUB. TRUSTEE; CARRIE M. WARD, SUB. TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 9519 VICTORIA DR, UPPER MARLBORO, MD 20772 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 09 PARCEL 958116

Defendants

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

**CAE 12-36767**

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

9519 Victoria Dr, Upper Marlboro, MD 20772, Lot Size 20,150 Sq. Ft. & Imps., being known as District 09 Parcel 958116.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104928 (12-6,12-13,12-20)

**LEGALS**

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

Plaintiff  
  
vs.  
  
THE ESTATE OF THELMA E. STEELE C/O SUSAN Y. VASQUEZ, P.R.; WELLS FARGO BANK, NATIONAL ASSOCIATION; SECRETARY OF HOUSING & URBAN DEVELOPMENT; JOHN BURSON, TRUSTEE THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 2910 EAST AVE, DISTRICT HEIGHTS, MD 20747 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 PARCEL 628461

Defendants

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

**CAE 12-36773**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2910 East Ave, District Heights, MD 20747, Lot Size 12,000 Sq. Ft. & Imps., being known as District 06 Parcel 628461.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104933 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

Plaintiff  
  
vs.

THE ESTATE OF CHARLES B. BURTON; THE ESTATE OF CHARLES B. BURTON TR FOR CHRISTOPHER BURTON; THE ESTATE OF CHARLES B. BURTON TR FOR CHARLENE BURTON; THE ESTATE OF CHARLES B. BURTON TR FOR CHARLES BURTON; THE ESTATE OF CHARLES B. BURTON TR FOR QUIANNA BURTON; CHRISTOPHER BURTON; CHARLENE BURTON; CHARLES BURTON; QUIANNA BURTON; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 7905 EAST BARRETT RD FORT WASHINGTON, MD 20744 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 12 PARCEL 1196351

Defendants

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

**CAE 12-36774**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7905 East Barrett Rd, Fort Washington, MD 20744, Lot Size 12,720 Sq. Ft. & Imps., being known as District 12 Parcel 1196351.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104934 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

c/o Himelfarb Law Office, P.A.  
8919 Reisterstown Rd.  
Baltimore, Maryland 21208

Plaintiff  
  
vs.

JACQUELYN L CAMPBELL; WELLS FARGO BANK, NATIONAL ASSOCIATION; SECRETARY OF HOUSING & URBAN DEVELOPMENT; B. GEORGE BALLMAN, ESQUIRE, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 3612 24TH AVE, TEMPLE HILLS, MD 20748 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 PARCEL 433508

Defendants

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

**CAE 12-36747**

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

3612 24th Ave, Temple Hills, MD 20748, Lot Size 9,182 Sq. Ft. & Imps., being known as District 06 Parcel 433508.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104922 (12-6,12-13,12-20)

**ORDER OF PUBLICATION**

JUPITER 2012, LLC

Plaintiff  
  
vs.

MINERVA A. BREEDLOVE; ALESHA M. BREEDLOVE; BANK OF AMERICA, N.A. F/K/A BAC HOME LOANS SERVICING LP; JOHN S. BURSON, SUB TRUSTEE; WILLIAM M. SAVAGE, SUB. TRUSTEE; GREGORY N. BRITTO, SUB TRUSTEE; JASON MURPHY, SUB TRUSTEE; KRISTINE D. BROWN, SUB. TRUSTEE; ERIC W. YODER, SUB. TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 7203 GALLATIN ST, HYATTSVILLE, MD 20784 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 20 PARCEL 2255495

Defendants

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

**CAE 12-36777**

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

7203 Gallatin St, Hyattsville, MD 20784, Lot Size 6,552 Sq. Ft. & Imps., being known as District 20 Parcel 2255495.

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104937 (12-6,12-13,12-20)

**LEGALS**

**LEGALS**

**LEGALS**

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

**ORDER OF PUBLICATION**  
JUPITER 2012, LLC

vs. Plaintiff  
ANNIE M BENTLEY; RICHARD W. BENTLEY; MONEY ONE FEDERAL CREDIT UNION; CHARLES J. SULLIVAN, JR., TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 4217 SHELL ST, CAPITOL HEIGHTS, MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 PARCEL 429209

vs. Plaintiff  
SHERRI PIERCE; NATIONSTAR MORTGAGE, LLC F/K/A AURORA BANK, FSB, F/K/A LEHMAN BROTHERS BANK; HOWARD N. BIERMAN, SUB TRUSTEE; JACOB GEESING, SUB. TRUSTEE; CARRIE M. WARD, SUB TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 8403 ROCKWELL DR, CLINTON, MD 20735 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 09 PARCEL 856682

vs. Plaintiff  
JOSE COLINDRES; MELBA BONILLA; BANK OF AMERICA, NA; PRLAP, INC., TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6014 ROSEDALE DR, HYATTSVILLE, MD 20782 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 17 PARCEL 1860337

vs. Plaintiff  
LONG NGO; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 1311 FARMINGDALE AVE, CAPITOL HEIGHTS, MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 18 PARCEL 2021202

vs. Plaintiff  
BRUCE E. BALDWIN; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6201 DAVIS BLVD, SUITLAND, MD 20746 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 PARCEL 421800

vs. Plaintiff  
LILLIAN A. BROOKS; UNITED EQUITY, LLC; JULIE MARTIN, TR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 8696 DEVON HILLS DR, FORT WASHINGTON, MD 20744 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 12 PARCEL 2804367

Defendants  
**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36765

Defendants  
**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36763

Defendants  
**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36764

Defendants  
**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36775

Defendants  
**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36740

Defendants  
**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36771

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

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

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

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

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

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

4217 Shell St, Capitol Heights, MD 20743, Lot Size 4,000 Sq. Ft. & Imps., being known as District 06 Parcel 429209.

8403 Rockwell Dr, Clinton, MD 20735, Lot Size 20,589 Sq. Ft. & Imps., being known as District 09 Parcel 856682.

6014 Rosedale Dr, Hyattsville, MD 20782, Lot Size 14,782 Sq. Ft. & Imps., being known as District 17 Parcel 1860337.

1311 Farmingdale Ave, Capitol Heights, MD 20743, Lot Size 5,406 Sq. Ft. & Imps., being known as District 18 Parcel 2021202.

6201 Davis Blvd, Suitland, MD 20746, Lot Size 15,000 Sq. Ft. & Imps., being known as District 06 Parcel 421800.

8696 Devon Hills Dr, Fort Washington, MD 20744, Lot Size 3,007 Sq. Ft. & Imps., being known as District 12 Parcel 2804367.

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

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

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

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

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

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

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

It is thereupon this 26th day of November, 2012, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2012, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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  
104926 (12-6,12-13,12-20)

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104924 (12-6,12-13,12-20)

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104925 (12-6,12-13,12-20)

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104935 (12-6,12-13,12-20)

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104921 (12-6,12-13,12-20)

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104931 (12-6,12-13,12-20)

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

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

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

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

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

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

**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 12-28634

**IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD**  
Case No: CAE12-28454

**IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD**  
Case No: CAE 12-26572

**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36780

**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36751

**In the Circuit Court for Prince George's County, Maryland**  
CAE 12-36766

**ORDER OF PUBLICATION**

**ORDER OF PUBLICATION**

**ORDER OF PUBLICATION**

**ORDER OF PUBLICATION**

**ORDER OF PUBLICATION**

**ORDER OF PUBLICATION**

This is to give notice that on the 10th day of September, 2012, a Petition for Guardianship of a Minor Child, HADASSAH N.A. ADESIOYE, was filed in the Circuit Court for Prince George's County, Maryland, by JOY LINDA GEORGE, Petitioner, against YETUNDE ADEJUMOKE ALAFE, birth mother, and TOBALAUN ADESIOYE, birth father. The birth mother, YETUNDE ADEJUMOKE ALAFE, last known address is 7220 Morrison Avenue, Greenbelt, MD 20770, 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.

This is to give notice that on the 5th day of September, 2012, a Petition for Guardianship of a Minor Child, Erenia Francisca Bermudez Alvaerado, was filed in the Circuit Court for Prince George's County, Maryland, by Maria M. Umana, Petitioner, against Erenia Danisela Alvarado Umana, birth mother, and Hugo Alexander Bermudez Contreras, birth father. The birth mother, Erenia Danisela Alvarado Umana, last known address is Soyapango, Salvadorian, 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.

This is to give notice that on the 12th day of August, 2012, a Petition for Guardianship of a Minor Child, LILIAN YOLANDA LEON, was filed in the Circuit Court for Prince George's County, Maryland, by JOSE MARIA AREGO, Petitioner, against MARIA ROSA LEON ABREGO, birth mother, and UNKNOWN birth father. The birth mother, MARIA ROSA LEON ABREGO, is DECEASED, and the last known address of the UNKNOWN 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 object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

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

The relief prayed in the petition CAE12-28634 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.

The relief prayed in the petition CAE12-28454 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.

The relief prayed in the petition CAE12-26572 Guardianship of Minor Child, is that he be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

7821 Klovstad Dr, Fort Washington, MD 20744 Lot Size 34,000 Sq. Ft. & Imps., being known as District 12 Parcel 1375245.

7013 Lansdale St, District Heights, MD 20747, Lot Size 10,492 Sq. Ft. & Imps., being known as District 06 Parcel 421271.

8104 Thornfield Ter, District Heights, MD 20747, Lot Size 8,157 Sq. Ft. & Imps., being known as District 06 Parcel 503524.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 29th day of November 2012, that the Petitioners 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 28th day of December, 2012, giving notice to TOBALAUN ADESIOYE, BIRTH FATHER the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 4th day of January, 2013, why the relief requested should not be granted.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 29th day of November 2012, that the Petitioners 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 28th day of December, 2012, giving notice to HUGO ALEXANDER BERMUDEZ CONTRERAS, BIRTH FATHER, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 4th day of January, 2013, why the relief requested should not be granted.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 29th day of November 2012, that the Petitioners 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 28th day of December, 2012, giving notice to UNKNOWN BIRTH FATHER the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 4th day of January, 2013, why the relief requested should not be granted.

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

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

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

MARILYNN M. BLAND  
CLERK  
104944 (12-6,12-13,12-20)

MARILYNN M. BLAND  
CLERK  
104945 (12-6,12-13,12-20)

MARILYNN M. BLAND  
CLERK  
104946 (12-6,12-13,12-20)

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104940 (12-6,12-13,12-20)

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104887 (11-29,12-6,12-13)

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
104927 (12-6,12-13,12-20)

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