

# The Prince George's Post Newspaper

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Call (301) 627-0900

or

Fax (301) 627-6260

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Your Newspaper  
of  
Legal Record

Wishing

you all a

Happy and

Safe

Weekend!!

Remember, Don't

Drink and Drive!

## Did You Know?

Courtesy NAPSA

Investors may want to take a more conservative approach to stock investing, investment professionals from the investment management firm Eaton Vance advised. Learn more by writing Eaton Vance Distributors, Inc. The Eaton Vance Building, 255 State Street, Boston, MA 02109.

"Generics can save you a lot of money," said Mark El-Tawil, chief Medicare officer of Health Net, which provides Part D plans in all 50 states. He noted that concerns about generic drugs sometimes come up during the company's informational seminars for Medicare beneficiaries. "Generic drugs are highly regulated, so there is no need to fear that they are less effective than brand-name drugs."

For information about proper chain saw operation, you can download a free instructional manual, "How to Work With a Chain Saw," at [www.usa.husqvarna.com](http://www.usa.husqvarna.com). To locate a nearby dealer, call (800) HUSKY 62.

Peter Lord, executive director GM Service Operations, says most car breakdowns can be avoided by having a multipoint vehicle inspection performed at a GM Goodwrench dealer. In addition to keeping vehicles safe, the inspections can increase fuel efficiency. Visit [www.goodwrench.com](http://www.goodwrench.com).

A company called Oakwood Worldwide offers employees enrollment at Oakwood University, a set of dynamic in-person and online classes. The University helped the firm, which is a leading provider of temporary housing solutions, earn a spot on Training Magazine's elite "Top 125" list. Visit [www.oakwood.com](http://www.oakwood.com).

The National Pest Management Association suggests homeowners who see signs of termite infestation or want to schedule regular home inspections to ensure a home that's termite-free, contact a pest professional. For information on termites and other pest issues, visit [www.pestworld.org](http://www.pestworld.org).

Harley-Davidson(r) Beef Jerky packs a meaty punch and fits into any saddle bag. Made from thick slices of premium steak, it's available in three flavors-Original, Teriyaki and Pepper.

## ECO FASHION

Eco fashion, especially in the world of bags, purses and carriers, has proven to be an inventive outlet for all kinds of recycled materials. And yes, most of these bags—even those made from such unlikely materials as candy wrappers (by Ecoist) or carpets (CarpetBags)—not only look good, but would probably draw looks of admiration from fellow bag aficionados.

The Canadian website, [ecohandbags.ca](http://ecohandbags.ca), carries a large assortment of creatively adapted materials turned to wearable art from green handbag companies.

There are bags made from old books, sailboat sails, juice boxes, aluminum cans, plastic bottles, neckties, cigar boxes, skateboards, candy wrappers, chopsticks, soda pop tops and bicycle tire inner tubes. And these don't look like they've been knit together from a trash bin: They are impeccably sewn one-of-a-kind accessories. The juice box cooler bag, handmade by a cooperative in the Philippines for Bazura Bags, is a great all-purpose carry-all, while the sleek Roadster Handbag made of truck tire inner tubes by English Retreads makes for a stylish everyday purse.

Ava DeMarco and her husband Rob Brandegee one day looked at used license plates and saw handbags. The couple had launched their company, Littlearth Productions, in 1993 with a mission to match style with eco-consciousness. At first, license plates were used as ornaments on recycled rubber bags.

Then they became the bags themselves, twisted into colorful cylindrical purses. Now Littlearth's recycled license plate handbags can be found in

more than 1,000 retail outlets and in the clutches of everyone from Oprah to Chelsea Clinton. "Everything we make is one of a kind, because all license plates are unique," says DeMarco.

In one year, Littlearth recycled more than 15 tons of rubber and 40,000 license plates.

And why not turn all that old tire rubber into something eminently wearable? The material is completely durable and effective for everything from men's messenger bags to women's clutches. "I've always been aware of the tire situation," says Robin Gilson, president and founder of Vulcana, a company that makes bags out of recycled car tires. "They collect water; they are breeding grounds for mosquitoes. I thought: 'Wouldn't it be great if you could melt car tires down and reshape them?'"

After taking a leave of absence from her job as an attorney in 1995, Gilson tracked down a company that would take recycled car tire crumb and mix it with natural rubber to create a material suitable for stitching into bags. Vulcana launched its product line in 2001.

The company takes 30 to 50 percent of its material from recycled car tires. The rest is virgin rubber, mostly from small, family-owned plantations in Malaysia. Some products are hemp-fused, which means the rubber is cured directly onto a hemp fabric.

For animal-lovers the new range of handbags has been especially welcome—whether they're made from tires, records, hemp or chopsticks, these bags are a great alternative to leather and an easy way to make a fashion statement.

## LET'S MAKE A DIFFERENCE!

Be a Sponsor at the **27<sup>th</sup> Annual** Cancer crusade  
**C**ELEBRATION  
of **LIFE GALA**



★ Join our Honorary Chairs:  
**Bob and Pat Carpenter**

★ ★ ★ ★  
**Thursday, August 7th, 2008**  
**7:30 pm - 10:00 pm**  
at the

**Rod 'N' Reel  
Restaurant**  
**Chesapeake Beach, MD**

★ ★ ★ ★  
**9<sup>TH</sup> ANNUAL  
VIP RECEPTION**  
5:30 TO 7:30 p.m.

ETERNITY DIAMOND	\$25,000	50 VIP Gala Tickets
HOPE DIAMOND	\$15,000	30 VIP Gala Tickets
DOUBLE DIAMOND	\$10,000	20 VIP Gala Tickets

The Eternity, Hope & Double Diamond VIP Sponsors will receive a Hotel Suite, Reserved Parking, Media & Banner Recognition & Featured Sponsor on Celebration T-shirt

DIAMOND	\$5,000	10 VIP Gala Tickets
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The Diamond VIP Sponsor will receive Reserved Parking, Media & Banner Recognition & Featured Sponsor on Celebration T-shirt

EMERALD	\$3,000	6 VIP Gala Tickets
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The Emerald VIP Sponsor will receive Media & Banner Recognition

PLATINUM	\$2,500	10 Gala Tickets
GOLD	\$1,500	6 Gala Tickets
SILVER	\$1,000	4 Gala Tickets
BRONZE	\$500	2 Gala Tickets

The above Sponsors will receive Media & Banner Recognition

Eternity Diamond,  
Hope Diamond,  
Double Diamond,  
Diamond &  
Emerald Sponsorships

★ Music ★  
★ Prestige Bar ★  
★ Lobster Tails ★  
★ Filets ★ Shrimp ★  
★ Oysters ★ Clams ★  
and much more...

**Tickets: \$125 - Advanced Sales • \$150 - Day of the Event**  
Heavy Hors D'oeuvres • Bountiful Buffets • Extravagant Desserts • Music • Dancing • Open Bar

(No admittance without a ticket.) Tickets on sale at any PNC Bank (formerly Mercantile Bank), the Rod 'N' Reel Restaurant, Stoney's Seafood Houses, Ticket Master and online at [www.RodNReelCancerGala.org](http://www.RodNReelCancerGala.org). Sponsored by the Calvert County Unit of the American Cancer Society and the Rod 'N' Reel Restaurant. Round-trip bus transportation available, please call Reid's Bus Service at 410-535-2730 for schedule.

★ For more information, please call 410-257-2735 or visit us at [www.RodNReelCancerGala.org](http://www.RodNReelCancerGala.org) ★

**LEGALS**

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
 P.O. Box 1729  
 Upper Marlboro, Maryland 20773  
**In The Estate Of:**  
**ROBERT HENRY PARKERSON**  
**Estate No.: 78259**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by LEODEGARIO Q. BADAR and ENNA D. BADAR for Judicial Probate of the copy of the will dated 03/20/1996 and for the appointment of a personal representative. A hearing will be held at 5303 Chrysler Way, Courtroom C-1, Upper Marlboro, MD 20772 on **August 26, 2008 at 9:30 AM.**

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
 CERETA A. LEE  
 P.O. Box 1729  
 UPPER MARLBORO, MD. 20773

91286 (7-10-7-17)

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
 P.O. Box 1729  
 Upper Marlboro, Maryland 20773  
**In The Estate Of:**  
**CHARLES DEPASSE**  
**Estate No.: 79315**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by KEVIN V. HOLMES for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 5303 Chrysler Way, Courtroom C-1, Upper Marlboro, MD 20772 on **August 7, 2008 at 9:30 AM.**

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
 CERETA A. LEE  
 P.O. Box 1729  
 UPPER MARLBORO, MD. 20773

91288 (7-10-7-17)

Kens Service Center, 1358 Dorsey Road, P.O. Box 860, Hanover

LOT #: 3703, 1993 Jeep Grand Cherokee  
 VIN: 1J4GZ78Y5PC588925  
 Cecil's Alignment Center, 617 Central Avenue, Edgewater

LOT #: 3706, 1998 Buick Century  
 VIN #: 2G4WS52M9W1569102  
 Joni Inc. DBA Aamco Transmissions, 5701 Pulaski Hwy, Baltimore

LOT #: 3708, 1998 Chevrolet G-1500  
 VIN #: 1GCEG15W5W1095873  
 Mid-Atlantic Muffler & Brake, 4407 York Road, Baltimore

LOT #: 3713, 2006 Suzuki 1000 GSXR  
 VIN #: JS1GT76A562114923  
 FTS Racing, 3515 Venetian Road, Baltimore

LOT #: 3728, 2001 Toyota Solara  
 VIN #: 2T1CG22P61C434638  
 Boteler Automotive, 11325 Old Baltimore National Pike, Beltsville

LOT #: 3730, 2000 Pontiac Sunfire  
 VIN #: 1G2JB1247Y7202071  
 D&E Auto Repair, 4503 Hamilton Street, Hyattsville

LOT #: 3734, 1996 Infiniti G-20  
 VIN #: JNKCP01D9TT542774  
 Tiko Tires & Auto Service, 5000 Wabash Avenue, Baltimore

LOT #: 3770, 1992 Pontiac 1000  
 VIN #: 2C1MR6466N6776153  
 Courtesy Chevrolet, 2531 North Salisbury Blvd., Salisbury

LOT #: 3732, 2001 Navistar International Eagle  
 VIN #: 2HSCNAPR81C011743  
 Eastern Moving & Storage Co. Inc., 12226 Pulaski Hwy., Joppa

LOT #: 3733, 2001 Navistar International 9400  
 VIN #: 2HSCNAPR21C011737  
 Eastern Moving & Storage Co. Inc., 12226 Pulaski Hwy., Joppa

LOT #: 3735, 2001 Navistar International Eagle  
 VIN #: 2HSCNAPR1C092406  
 Eastern Moving & Storage Co. Inc., 12226 Pulaski Hwy., Joppa

LOT #: 3737, 2001 Dodge Stratus  
 VIN #: 1B3EJ46X81N634421  
 Tri-Star Auto Service, Inc., 3101 W. Belvedere Avenue, Baltimore

LOT #: 3741, 2000 Dodge Intrepid  
 VIN #: 2B3HD46R0YH109751  
 AA America, 7060 Aviation Blvd., Glen Burnie

**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**

91280 (7-10-7-17)

**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:

**JULY 18, 2008 AT 10:00 A.M.**  
**1982 TMC BUS**  
**VIN #: 1TUAAH9A8CR003093**

**1984 CRUS BUS**  
**VIN #: 1TUAAH7A2ER004567**  
 Sale to be held at:

**American Fleet Repair**  
**201 Ritchie Rd., Bldg. C**  
**Capitol Heights, MD 20743**

Terms of Sale—CASH. Lienor reserves the right to bid.  
 91285 (7-10-7-17)

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
 P.O. Box 1729  
 Upper Marlboro, Maryland 20773  
**In The Estate Of:**  
**DON SAUNDERS**  
**Estate No.: 79265**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ANDREW J. LAWRENCE for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 5303 Chrysler Way, Courtroom C-1, Upper Marlboro, MD 20772 on **August 13, 2008 at 9:30 AM.**

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
 CERETA A. LEE  
 P.O. Box 1729  
 UPPER MARLBORO, MD. 20773

91287 (7-10-7-17)

**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 3523 Maywood Lane, Suitland, Md. 20746 at **4:00 P.M. on JULY 21, 2008.** 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 #: 3714, 2004 Ford F 250  
 VIN #: 1FTNF21L84EA74770  
 Crossroads Auto & Truck, 1940 Bethel Road, Finksburg

LOT #: 3715, 1997 Ford F 150  
 VIN #: 1FTDF1720VNB29265  
 Crossroads Auto & Truck, 1940 Bethel Road, Finksburg

LOT #: 3719, 2006 Ford F 250  
 VIN #: 1FTSX21PXE6A01440  
 Crossroads Auto & Truck, 1940 Bethel Road, Finksburg

LOT #: 3720, 1997 Ford E 150  
 VIN #: 1FTEE1468VHB37501  
 Crossroads Auto & Truck, 1940 Bethel Road, Finksburg

LOT #: 3717, 2002 Chevrolet Impala  
 VIN #: 2G1WH55K629166017  
 NAZ Autobody, 17412 Livingston Rd., Accokeek

LOT #: 3718, 2003 Honda Civic  
 VIN #: 1HGEM2250L018548  
 NAZ Autobody, 17412 Livingston Rd., Accokeek

LOT #: 3826, 1992 Chevrolet 1500  
 VIN #: 2GCEK19K2N1141982  
 NAZ Autobody, 17412 Livingston Rd., Accokeek

LOT #: 3827, 2000 Ford Focus  
 VIN #: 1FAFP34P2YW132321  
 NAZ Autobody, 17412 Livingston Rd., Accokeek

LOT #: 3724, 2004, Volvo XC 90  
 VIN #: YV1CZ91H541037048  
 Nu Way Auto Repair, 5060 Wabash Ave., Baltimore

LOT #: 3740, 2007 Chrysler 300  
 VIN #: 2C3KA43R67H726625  
 HRE Automotive, Inc., 7943 Penn-Randall Pl., B, Upper Marlboro

LOT #: 3624, 1996 Mazda 626  
 VIN #: 1YVGE22C5T5525186  
 G&S Automotive, 1868-E Jackson Grove Road, Odenton

LOT #: 3625, 2005 Ford Focus  
 VIN #: 1FAFP34N65W148693

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**PHYLLIS ANN ANDERSON**

Notice is given that Sandra Anderson, whose address is 7213 Wood Hollow Terrace, Fort Washington, MD 20744 was on June 30, 2008 appointed personal representative of the estate of Phyllis Ann Anderson who died on June 5, 2008 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of December, 2008.

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.

**SANDRA ANDERSON**  
 Personal Representative

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

Estate No. 79370  
 91293 (7-10-7-17,7-24)

**NOTICE**

**JEREMY K. FISHMAN**  
**SAMUEL D. WILLIAMOWSKY**  
**ERICA T. DAVIS**  
 401 North Washington Street  
 Suite 550  
 Rockville, Maryland 20850

Substitute Trustees  
 vs.  
**TELMA CRUZ**  
 737 Carson Avenue  
 Oxon Hill, MD 20745-1104

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 08-10595**

Notice is hereby given this 2nd day of July, 2008, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 737 Carson Avenue, Oxon Hill, MD 20745-1104, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 4th day of August, 2008, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 4th day of August, 2008, next.

The Report of Sale states the amount of sale to be Two Hundred Forty Six Thousand, Four Hundred Fifteen and 00/100 Dollars (\$246,415.00).

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

True Copy—Test:  
 Peggy Magee, Clerk  
 91281 (7-10-7-17,7-24)

**NOTICE**

**JEREMY K. FISHMAN**  
**SAMUEL D. WILLIAMOWSKY**  
**ERICA T. DAVIS**  
 401 North Washington Street  
 Suite 550  
 Rockville, Maryland 20850

Substitute Trustees  
 vs.  
**ELIAS V. CHACON LOPEZ**  
 8109 20th Avenue  
 Hyattsville, MD 20783-2261

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 08-10596**

Notice is hereby given this 2nd day of July, 2008, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8109 20th Avenue, Hyattsville, MD 20783-2261, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 4th day of August, 2008, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 4th day of August, 2008, next.

The Report of Sale states the amount of sale to be Three Hundred Fourteen Thousand, Five Hundred and 00/100 Dollars (\$314,500.00).

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

True Copy—Test:  
 Peggy Magee, Clerk  
 91282 (7-10-7-17,7-24)

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

**SUBSTITUTE TRUSTEE'S SALE OF VALUABLE REAL ESTATE**  
 2508 Ewing Avenue Suitland, MD 20746

By virtue of the power and authority contained in a Deed of Trust from Victoria P. Gardner to Kevin P. Huffman and Gerald J. Whittaker (Trustees) dated the 28th day of April, 2004, and recorded at Liber 19652, Folio 291, 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 entrance to the secured portion of the parking garage, specifically designated by the presence of the picnic table, which is located to the left of the Bourne Wing/Commissioner's Entrance to the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland, on

**JULY 22, 2008 AT 9:00 A.M.**

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

Being known and designated as Lot 2 of a plat known as "Lots 1 through 3, Turner Subdivision" recorded among the Land Records of Prince George's County, Maryland in Plat Book VJ 177, Page 38, said property having the address 2508 Ewing Avenue Suitland, MD 20746, having Maryland Department of Assessments and Taxation Account Identifier, District 06, Account Number 3050333, and;

The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any. The property is unimproved land.

**TERMS OF SALE:** A deposit of \$10,000.00 in the form of cashier's, treasurer's or certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay. Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, conveyancing, State revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser; otherwise, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorney fees of \$1,250.00, plus costs, to the Trustee. Purchaser waives personal service of any paper filed in connection with such 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 sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser agrees to pay \$275.00 to Seller's attorney for review of the settlement documents. Purchaser assumes the risk of loss or damage to the properties from the date of sale forward. The properties will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, permits, merchantability, or other similar matters.

**JEROME A. KUTA**  
 Substitute Trustee

91262 (7-3,7-10,7-17)

**LEGALS**

**JULY 18, 2008 AT 9:00 A.M.**

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

Lots Numbered Seventeen (17), Eighteen (18), and Twenty-Seven (27), in Block "G" on a plat of building lots known as Oaklyn, a copy of which plat is filed of record in the Clerk's Office of Prince George's County Upper Marlboro, MD. Being a part of the same Lots and Tracts of land which was Conveyed by Benjamin Love Storey and Mildred C. Storey, His wife, to Frank Fillmann and Ann E. Fillmann, his wife, by Deed dated May 22, 1950 and recorded June 2, 1950 in Deed Book 129 among the land records of Prince George's County, MD, Lots 17 and 18 having Maryland Department of Assessments and Taxation Account Identifier, District 02, Account Number 0115691, Lot 27 having Maryland Department of Assessments and Taxation Account Identifier, District 02, Account Number 0115709, and

The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any. The property is unimproved land.

**TERMS OF SALE:** A deposit of \$12,000.00 in the form of cashier's, treasurer's or certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay. Adjustments on all taxes, public charges, water and sewer charges, if any, and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, conveyancing, State revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser; otherwise, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorney fees of \$1,250.00, plus costs, to the Trustee. Purchaser waives personal service of any paper filed in connection with such 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 sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser agrees to pay \$275.00 to Seller's attorney for review of the settlement documents. Purchaser assumes the risk of loss or damage to the properties from the date of sale forward. The properties will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, structural integrity, physical condition, permits, merchantability, or other similar matters.

**JEROME A. KUTA**  
 Substitute Trustee

91262 (7-3,7-10,7-17)

**ORDER OF PUBLICATION**

**MARLA BALES BARRERA**  
 Plaintiff

vs.  
**JOSE LUIS BARRERA**  
 Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAD 08-14106**

ORDERED, on this 25th day of June, 2008, by the Circuit Court for Prince George's County, MD: That the Defendant, JOSE LUIS BARRERA, is hereby notified that the Plaintiff's, have filed a Complaint for Custody naming him as the defendant and seeking custody of two minor male children, date of birth, November 23, 2003 and November 30, 2007 naming Marla Bales Barrera as the children's mother and Jose Luis Barrera as the father, and stating that the Defendant's last known address as 7510 W. Park Dr., Hyattsville, MD, 20783, and therefore it is;

Whereupon, it is ordered by the Circuit Court for Prince George's County, this 25th day of June, 2008, that the plaintiff 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 25th day of July, 2008, giving notice to the defendant of the object and substance of the complaint and warning him to show cause, if any there may be, on or before the 25th day of August, 2008 why a judgement should not be passed as prayed.

**PEGGY MAGEE**  
 Clerk of the Circuit Court for Prince George's County, Maryland

91253 (7-3,7-10,7-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**SIMON LINSTON CANADY, JR.**

Notice is given that Mary Elizabeth Graves, whose address is 160 Woodview Lane, Kinston, NC 28501 was on June 18, 2008 appointed personal representative of the estate of Simon Linston Canady, Jr., who died on April 10, 2008 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 18th day of December, 2008.

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.

**MARY ELIZABETH GRAVES**  
 Personal Representative

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

Estate No. 79069  
 91291 (7-10-7-17,7-24)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**VERNETTA M. BECKETT**

Notice is given that Aletha Z. McKenzie-Beckett, whose address is 8112 Phelps Place, Forestville, MD 20747 was on June 30, 2008 appointed personal representative of the estate of Vernetta M. Beckett, who died on June 1, 2008 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of December, 2008.

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

WEDNESDAY, JULY 23, 2008

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

Notice is hereby given that on Wednesday, July 23, 2008 the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

**CR-63-2008 - A RESOLUTION CONCERNING THE 2001 WATER AND SEWER PLAN (APRIL 2008 AMENDMENT CYCLE)** to change the water and sewer category designations within the 2001 Water and Sewer Plan.

Basin and Requested Number	Approximate Location	Zoning Acres	Existing Category
<b>WESTERN BRANCH</b>			
08/W-01 Colt's Neck (Race Track Road/Engleman Property)	8 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$500,000. 29 E/F-2, Parcels 53 & 216	53.16 O-S	4 6
08/W-02 Calvary Chapel Breath of Life	A one-story church consisting of 20,000 square feet of floor space with seating capacity of 500.	5.69 R-R	55 54
District 6	82 E-4, Parcel 249		
08/W-03 Moore Farm Property	130 townhouse units, minimum 2,400 square feet, minimum \$425,000; 102 multi-family condominium units, minimum 1,500 square feet, minimum \$299,000; 161 two-over-two residential units, minimum 2,000 square feet, minimum \$350,000. 90 E-4, Parcel 168	45 M-X-T	5 4
District 6			
08/W-04 Westphalia Center	496 townhouse units, minimum 2,400 square feet, minimum \$425,000; 460 multi-family condominium units, minimum 1,500 square feet, minimum \$299,000; 450 two-over-two residential units, minimum 2,400 square feet, minimum \$350,000; retail space, minimum 423,000 square feet, minimum \$25.00 per square foot; and office space, minimum 194,000 square feet, minimum \$35.00 per square foot. 90 F-4, 91 A-4, 100 A-1, Parcels 8, 16, 161, & 162	243.50 M-X-T	5 4
District 6			
08/W-05 Westphalia Center Extended	Part of the proposal for Westphalia Center, 07/W-06. 90 E-4/F-3, 99 F-1	56 M-X-T	5 4
District 6	Parcels 11, 164, 170, & Part of 130		
08/W-06 Walker Pontiac	A retail/office building consisting of 7,700 square feet of floor area to operate an auto dealership. 63 D-2, Outparcel A	5.57 C-M	4 3
District 4			

Those wishing to testify at this hearing, or to receive copies of this document, are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone 301-952-3600, TDD-301-925-5167.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Samuel H. Dean, Chairman

Attest: Redis C. Floyd  
Clerk of the Council

(7-10,7-17)

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

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

David R. Cross  
115 Centerway  
Greenbelt, MD 20770  
301-474-5705

TO ALL PERSONS INTERESTED IN THE ESTATE OF CATHERINE P. RODRIQUES

Notice is given that Wilbur N. Rodriques whose address is 704 Carriage House Lane, Upper Marlboro, MD 20774, was on July 8, 2008 appointed personal representative of the small estate of Catherine P. Rodriques, who died on June 29, 2008, 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 a claim 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.

WILBUR N. RODRIQUES  
Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES IRENE MCGUIRE

Notice is given that William A. McGuire, whose address is 16 Leslie Court, Edgewater, MD 21037 was on July 12, 2008 appointed personal representative of the estate of Frances Irene McGuire who died on January 27, 2008 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of January, 2009.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

WILLIAM A. MCGUIRE  
Personal Representative

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

91302 Estate No. 79398 (7-17) 91304 Estate No. 79388 (7-17,7-24,7-31)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

WEDNESDAY, JULY 23, 2008  
COUNCIL HEARING ROOM

COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Wednesday, July 23, 2008 the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M.

**CB-11-2008 (DR-2) – AN ACT CONCERNING ENERGY CONSERVATION REAL PROPERTY TAX CREDIT** for the purpose of establishing a tax credit for real property for residential homeowners who utilize solar or geothermal energy conservation devices.

**CB-14-2008 (DR-2) – AN ORDINANCE CONCERNING C-5-C ZONE** for the purpose of permitting sign shops in the C-5-C Zone under certain circumstances.

**CB-15-2008 (DR-2) – AN ORDINANCE CONCERNING I-3 ZONE** for the purpose of modifying development regulations in the I-3 Zone under certain circumstances.

**CB-26-2008 – AN ORDINANCE CONCERNING COMPREHENSIVE DESIGN ZONES** for the purpose of amending the applicable required findings of approval for Comprehensive Design Plans for certain properties that were placed in the Comprehensive Design Zone through a master plan or sector plan approved after October 1, 2006.

**CB-29-2008 (DR-2) – AN ORDINANCE CONCERNING REGIONAL URBAN COMMUNITY** for the purpose of defining the Regional Urban Community use; permitting the use in the M-X-T Zone; permitting the use in the R-M Zone; and making related amendments to the Zoning Ordinance.

**CB-34-2008 – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$9,155,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-35-2008 AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$38,134,000 to finance the design, construction, reconstructions, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-36-2008 – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$112,596,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-37-2008 – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANSPORTATION FACILITIES** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$153,224,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works And Transportation Facilities including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-38-2008 – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PRINCE GEORGE'S COMMUNITY COLLEGE** for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$48,731,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

**CB-45-2008 (DR-2) – AN ACT CONCERNING CONTRACT APPROVALS** for the purpose of approving Energy Savings and Lease Financing agreements for the purchase, installation and financing of certain energy efficient equipment that is guaranteed to reduce Prince George's County ("County") energy consumption and maintenance costs at County building sites.

**CB-46-2008 – AN ACT CONCERNING CONTRACT APPROVALS** for the purpose of approving the lease of certain improvements by Prince George's County.

**CB-49-2008 – AN ACT CONCERNING DAYS OF OPERATIONS OF FARMER'S AND FLEA MARKETS IN PRINCE GEORGE'S COUNTY** for the purpose of repealing the use and occupancy permit limitation to weekend and holiday dates of operation of Farmer's and Flea markets in Prince George's County.

**CB-50-2008 - AN ACT CONCERNING AMENDMENT OF SECTION 317, CHARTER OF PRINCE GEORGE'S COUNTY** for the purpose of proposing an amendment to Section 317 of the Charter of Prince George's County to provide clarification as to the prescribed scheduling and notice periods for legislation by the Clerk of the Council.

**CB-51-2008 – AN ACT CONCERNING FISCAL YEAR 2008-2009 CURRENT EXPENSE BUDGET** for the purpose of amending certain revenue estimates and certain appropriations in the Annual Budget and Appropriations Ordinance for Fiscal Year 2008-2009.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Samuel H. Dean, Chairman

Attest: Redis C. Floyd  
Clerk of the Council

91276

(7-10,7-17)

**LEGALS**

**COUNTY COUNCIL HEARING**

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

WEDNESDAY, JULY 23, 2008  
COUNCIL HEARING ROOM

COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Wednesday, July 23, 2008 the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

**CR-57-2008 – A RESOLUTION CONCERNING WORLD ARTS FOCUS BUILDING A PERFORMANCE THEATER FY 08** for the purpose of amending the Prince George's County "Annual Action Plan: FY 2006," "Annual Action Plan: FY 2007," and "Annual Action Plan: FY 2008" to allow the use of Community Development Block Grant ("CDBG") funds to reimburse World Arts Focus, Inc. ("World Arts") for pre-award costs associated with a project entitled, "World Arts Focus Building a Performance Theater FY 08."

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Samuel H. Dean, Chairman

Attest: Redis C. Floyd  
Clerk of the Council

91275

(7-10,7-17)

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

**TRUSTEES' SALE**

**Of valuable, improved real estate, located at 3851 28th Avenue, Temple Hills, Maryland, Prince George's County, Maryland, 20748.**

By virtue of the power and authority contained in the Master Deed recorded October 30, 1972, in Liber 4161 at folio 208, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale in the Circuit Court for Prince George's County, Maryland, **Iverson Square Condominium v. Dix G. Mitchell**, Case No: CAE 08-06192, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**JULY 28, 2008  
AT 3:30 P.M.**

at the entrance of the secured portion of the parking garage located to the left of the Bourne Wing Commissioners Entrance to the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that lot of ground and the improvements thereon described as follows:

Unit Numbered 35 in a plan of condominium entitled Master Plat 1, Iverson Square Condominium as per plat in plat thereof recorded in Condominium Plat Book WWW 82 at Plat 82 through 90, among the Land Records of Prince George's County, Maryland and being part of the land in trises made subject to a horizontal property or condominium regime by a master deed dated October 30, 1972, and recorded in Liber 4161 at Folio 208 among the aforesaid Land Records. Being in the 6th Election District.

The property has an address of 3851 28th Avenue, Temple Hills, Maryland 20748.

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

**TERMS OF SALE**

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

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

A deposit shall be required at the time of sale in the amount of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of eighteen percent (18%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

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

Except for real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Unpaid real property taxes, whether accruing prior to or after the date of sale, shall be the responsibility of the purchaser.

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

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

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

MARILYN J. BRASIER AND MARK G. LEVIN  
TRUSTEES

91271

(7-10,7-17,7-24)

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

**LEGALS**

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

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

**1500 FOREST PARK DRIVE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Sharon Scott Brown dated September 5, 2006 and recorded in Liber 26233, Folio 485 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,600.00, and an original interest rate of 9.29, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **AUGUST 5, 2008 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 cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

91294 (7-17-7-24-7-31)

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

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

**14814 DUNLEIGH DRIVE  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Olakanmi Evergreen and Tracy Gail Evergreen dated December 19, 2006 and recorded in Liber 27856, Folio 458, and re-recorded at Liber 28863, Folio 63 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$370,000.00, and an original interest rate of 10.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **AUGUST 5, 2008 AT 11:02 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 \$41,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

91297 (7-17-7-24-7-31)

**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**

**6617 ROSEMONT STREET  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Vincent K. Akakpo and Ramatu Smythe-Macauley dated May 16, 2006 and recorded in Liber 25684, Folio 364 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$489,250.00, and an original interest rate of 7.75, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **August 5, 2008 AT 11:01 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 \$50,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

91296 (7-17-7-24-7-31)

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

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

**4606 GUNTHER STREET  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Richard T. Hunter dated June 25, 2004 and recorded in Liber 20550, Folio 167 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$126,000.00, and an original interest rate of 9.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **AUGUST 5, 2008 AT 11:03 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 \$13,000.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

91298 (7-17-7-24-7-31)

**LEGALS****NOTICE**

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

vs.

Malik F. Awan  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 07-22428**

Notice is hereby given this 15th day of July, 2008, 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 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$287,374.73. The property sold herein is known as 14216 Rutherford Road, Upper Marlboro, MD 20774.

PEGGY MAGEE  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91305 (7-17-7-24-7-31)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Ronald S. Deutsch,  
Substitute Trustees,  
Plaintiffs

vs.

Tony C. Daniel  
Anquanette M. Daniel  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 07-31645**

Notice is hereby given this 15th day of July, 2008, 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 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$225,266.00. The property sold herein is known as 2003 Napier Drive, District Heights, MD 20747.

PEGGY MAGEE  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91308 (7-17-7-24-7-31)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Ronald S. Deutsch,  
Substitute Trustees,  
Plaintiffs

vs.

Angel Ellis  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 08-00189**

Notice is hereby given this 15th day of July, 2008, 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 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$215,100.00. The property sold herein is known as 6612 Lake Park Drive, Unit #301, Greenbelt, MD 20770.

PEGGY MAGEE  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91310 (7-17-7-24-7-31)

**NOTICE**

IN THE MATTER OF:  
**CASSANDRA MODUPE  
BALOGUN**

FOR THE CHANGE OF  
NAME TO:  
**CASSANDRA MODUPE DOXA**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 07-32511**

A Petition has been filed to change the name of Cassandra Modupe Balogun to Cassandra Modupe Doxa.

The latest day by which an objection to the Petition may be filed is August 11, 2008.

Peggy Magee  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91314 (7-17)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Ronald S. Deutsch,  
Substitute Trustees,  
Plaintiffs

vs.

Thomas Hayes  
Sarah Bailey  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 07-28866**

Notice is hereby given this 15th day of July, 2008, 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 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$442,403.75. The property sold herein is known as 11109 Glissade Drive, Clinton, MD 20735.

PEGGY MAGEE  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91306 (7-17-7-24-7-31)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Ronald S. Deutsch,  
Substitute Trustees,  
Plaintiffs

vs.

Deborah L. Dixon  
Marlene L. Merchant  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 07-31912**

Notice is hereby given this 15th day of July, 2008, 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 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$289,087.05. The property sold herein is known as 2907 Great Oak Drive, District Heights, MD 20747.

PEGGY MAGEE  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91309 (7-17-7-24-7-31)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Ronald S. Deutsch,  
Substitute Trustees,  
Plaintiffs

vs.

Omoniye Ajepe  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 08-07589**

Notice is hereby given this 15th day of July, 2008, 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 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$240,000.00. The property sold herein is known as 2334 Mitchellville Road, Bowie, MD 20716.

PEGGY MAGEE  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91312 (7-17-7-24-7-31)

**NOTICE**

IN THE MATTER OF:  
**ANN UGBOAKU OLUMBA**

FOR THE CHANGE OF  
NAME TO:  
**ANASTASIA UGBOAKU  
NOSIRI**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 08-16894**

A Petition has been filed to change the name of Ann Ugboaku Olumba to Anastasia Ugboaku Nosiri.

The latest day by which an objection to the Petition may be filed is August 7, 2008.

Peggy Magee  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91322 (7-17)

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

**LEGALS**

**BIG TINY TOWING  
AUTO CLINIC, INC.**  
6118 Central Ave.  
Capitol Heights, MD 20743  
301-322-4141

**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 at public auction for storage, repairs, and other lawful charges:

**2002 HONDA WG**  
VIN #: SHSRD78852U009966

**1997 DODGE CARAVAN**  
VIN #: 2B4FP25B4VR445931

**1996 JEEP TK**  
VIN #: 1J4EZ58Y8TC109578

**2000 CHEV**  
VIN #: 1GNEK13T9YJ154876

**1998 LEXUS 4 DOOR**  
VIN #: JT8BH28F7W0111559

**1987 FORD DUMP TRUCK**  
VIN #: 1FDZU90X8HVA08936

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **SATURDAY, JULY 26, 2008, AT 10:00 A.M.**

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

Big Tiny's Towing & Auto Clinic;  
Lienor

91299 (7-17,2-24)

**NOTICE**

**BROOKSIDE PARK  
CONDOMINIUM, INC.,**  
Plaintiff  
vs.  
**DAVID SIMARD,**  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland**  
Case No. CAE 08-06191

Notice is hereby given this 15th day of July, 2008, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 554 Wilson Bridge Drive, #A-2, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Marilyn J. Brasier, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of August, 2008; next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three (3) successive weeks before the 15th day of August, 2008; next, The report of sale states the amount of sale to be Fifteen Thousand Dollars and 00/100 (\$15,000.00); as of the date of sale there were no mortgages or deeds of trust encumbering the above-referenced property.

**PEGGY MAGEE**  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91311 (7-17,7-24,7-31)

**NOTICE**

**Deborah K. Curran  
Laura H. G. O'Sullivan  
Stephanie H. Hurley  
Michelle M. Latta,**  
Substitute Trustees  
Plaintiffs  
vs.

**Barry Hodge and Carylton Hodge**  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 07-29784

ORDERED, this 15th day of July, 2008 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1963 Beecham Court, Bowie, MD 20721 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Michelle M. Latta, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of August, 2008 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 15th day of August, 2008, next. The report states the amount of sale to be \$330,156.00.

**PEGGY MAGEE**  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91307 (7-17,7-24,7-31)

Lauren K. Douglas  
1750 Tyson Blvd., Ste. 1800  
McLean, VA 22102  
(703) 712-5062

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SHARI BARTON GEISER**

Notice is given that William A. Hasson, whose address is 5805 Queens Chapel Rd., Hyattsville, MD 20782 was on June 24, 2008 appointed personal representative of the estate of Shari Barton Geiser, who died on December 11, 2001 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.

**WILLIAM A. HASSON**  
Personal Representative

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

Estate No. 70432  
91303 (7-17,7-24,7-31)

**NOTICE**

**Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Ronald S. Deutsch,**  
Substitute Trustees,  
Plaintiffs  
vs.

**Oyindamola A. Williams**  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Case No. CAE 08-08716

Notice is hereby given this 15th day of July, 2008, 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 15th day of August, 2008, provided a copy of this notice be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2008. The Report of Sale states the amount of the foreclosure sale price to be \$143,904.00. The property sold herein is known as 7709 Muncy Road, Hyattsville, MD 20785.

**PEGGY MAGEE**  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Peggy Magee, Clerk  
91313 (7-17,7-24,7-31)

**NOTICE**

**IN THE MATTER OF:  
KYREN ALEXANDER DINH  
PATRICIA DANIELLE DINH  
JARED KITT DINH**

**FOR THE CHANGE OF  
NAME TO:  
KYREN ALEXANDER LEE  
PATRICIA DANIELLE LEE  
JARED LEWIS LEE JR**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-15278

A Petition has been filed to change the name of:

Kyren Alexander Dinh (minor) to Kyren Alexander Lee

Patricia Danielle Dinh to Patricia Danielle Lee  
Jared Kitt Dinh to Gerald Lewis Lee Jr.

The latest day by which an objection to the Petition may be filed is August 6, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91324 (7-17)

**NOTICE**

**IN THE MATTER OF:  
KAIDEN ANTHONY WARRICK  
BARNES**

**FOR THE CHANGE OF  
NAME TO:  
KAIDEN TYLER RANDALL**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-11143

A Petition has been filed to change the name of Kaiden Anthony Warrick Barnes (minor) to Kaiden Tyler Randall.

The latest day by which an objection to the Petition may be filed is August 8, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91321 (7-17)

**NOTICE**

**IN THE MATTER OF:  
SHARMIKA KIANA JAMES**

**FOR THE CHANGE OF  
NAME TO:  
SHARMIKA KIANA WILSON**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-13384

A Petition has been filed to change the name of Sharmika Kiana James to Sharmika Kiana Wilson.

The latest day by which an objection to the Petition may be filed is August 7, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91317 (7-17)

**NOTICE**

**IN THE MATTER OF:  
JERSEY MICHAELA MAYFIELD**

**FOR THE CHANGE OF  
NAME TO:  
JERSEY MICHAELA POWERS**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-16553

A Petition has been filed to change the name of Jersey Michaela Mayfield (minor) to Jersey Michaela Powers.

The latest day by which an objection to the Petition may be filed is August 7, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91320 (7-17)

**NOTICE**

**IN THE MATTER OF:  
INGRID BEATRIX RAMIREZ-  
MARTINEZ**

**FOR THE CHANGE OF  
NAME TO:  
INGRID BEATRIX LOBOS**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-13394

A Petition has been filed to change the name of Ingrid Beatrix Ramirez-Martinez (minor) to Ingrid Beatrix Lobos.

The latest day by which an objection to the Petition may be filed is August 6, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91323 (7-17)

**LEGALS**

**NOTICE**

**IN THE MATTER OF:  
NORRIS HARRIS**

**FOR THE CHANGE OF  
NAME TO:  
PHENORIS HARRIS**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-03279

A Petition has been filed to change the name of Norris Harris to Phenoris Harris.

The latest day by which an objection to the Petition may be filed is August 7, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91315 (7-17)

**NOTICE**

**IN THE MATTER OF:  
AMBER TONNETTE TURNER**

**FOR THE CHANGE OF  
NAME TO:  
AMBER TURNER DARBY**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-11950

A Petition has been filed to change the name of Amber Tonnnette Turner (minor) to Amber Turner Darby.

The latest day by which an objection to the Petition may be filed is August 7, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91316 (7-17)

**NOTICE**

**IN THE MATTER OF:  
NORMAN KEON KEELS**

**FOR THE CHANGE OF  
NAME TO:  
NORMAN KEON CAIN**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-13876

A Petition has been filed to change the name of Norman Keon Keels (minor) to Norman Keon Cain.

The latest day by which an objection to the Petition may be filed is August 11, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91318 (7-17)

**NOTICE**

**IN THE MATTER OF:  
WILLIAM MARK SMITH IV**

**FOR THE CHANGE OF  
NAME TO:  
WILLIAM MARKEZ MOYE**

**In the Circuit Court for  
Prince George's County, Maryland**  
Case No. CAE 08-15903

A Petition has been filed to change the name of William Mark Smith IV (minor) to William Markez Moye.

The latest day by which an objection to the Petition may be filed is August 7, 2008.

**Peggy Magee**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
91319 (7-17)

**LET'S MAKE A DIFFERENCE!**  
*Be a Sponsor at the* **27th Annual** Cancer Crusade  
**CELEBRATION**  
*of* **LIFE GALA**

Thursday, August 7th, 2008  
7:30 pm - 10:00 pm  
at the  
**Rod 'N' Reel  
Restaurant**  
**Chesapeake Beach, MD**

Join our Honorary Chairs:  
**Bob and Pat Carpenter**

<b>ETERNITY DIAMOND</b>	<b>\$25,000</b>	<b>50 VIP Gala Tickets</b>
<b>HOPE DIAMOND</b>	<b>\$15,000</b>	<b>30 VIP Gala Tickets</b>
<b>DOUBLE DIAMOND</b>	<b>\$10,000</b>	<b>20 VIP Gala Tickets</b>

The Eternity, Hope & Double Diamond VIP Sponsors will receive a Hotel Suite, Reserved Parking, Media & Banner Recognition & Featured Sponsor on Celebration T-shirt

<b>DIAMOND</b>	<b>\$5,000</b>	<b>10 VIP Gala Tickets</b>
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The Diamond VIP Sponsor will receive Reserved Parking, Media & Banner Recognition & Featured Sponsor on Celebration T-shirt

<b>EMERALD</b>	<b>\$3,000</b>	<b>6 VIP Gala Tickets</b>
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The Emerald VIP Sponsor will receive Media & Banner Recognition

<b>PLATINUM</b>	<b>\$2,500</b>	<b>10 Gala Tickets</b>
<b>GOLD</b>	<b>\$1,500</b>	<b>6 Gala Tickets</b>
<b>SILVER</b>	<b>\$1,000</b>	<b>4 Gala Tickets</b>
<b>BRONZE</b>	<b>\$500</b>	<b>2 Gala Tickets</b>

The above Sponsors will receive Media & Banner Recognition

**Tickets: \$125 - Advanced Sales • \$150 - Day of the Event**  
Heavy Hors D'oeuvres • Bountiful Buffets • Extravagant Desserts • Music • Dancing • Open Bar

(No admittance without a ticket.) Tickets on sale at any PNC Bank (formerly Mercantile Bank), the Rod 'N' Reel Restaurant, Stonely's Seafood Houses, Ticket Master and online at [www.RodNReelCancerGala.org](http://www.RodNReelCancerGala.org). Sponsored by the Calvert County Unit of the American Cancer Society and the Rod 'N' Reel Restaurant. Round-trip bus transportation available, please call Reid's Bus Service at 410-535-2730 for schedule.

For more information, please call 410-257-2735 or visit us at [www.RodNReelCancerGala.org](http://www.RodNReelCancerGala.org)

Eternity Diamond,  
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Emerald Sponsorships

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- ★ Filets ★ Shrimp ★
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**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**

**12121 OLD COLONY DRIVE  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from John F. Donovan and Marlo Donovan dated May 30, 2006 and recorded in Liber 25318, Folio 006 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$296,000.00, 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 Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **JULY 29, 2008 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$32,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

91278 (7-10,7-17,7-24)

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

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

**729 61ST AVENUE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Keith Coleman dated May 7, 2007 and recorded in Liber 28183, Folio 632 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Street (and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table), Upper Marlboro, Maryland 20772, on **JULY 29, 2008 AT 11:01 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 \$23,500.00 by cash or certified funds is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

91279 (7-10,7-17,7-24)

**LEGALS**

Law Offices  
CURRAN & O'SULLIVAN, P.C.  
8101 Sandy Spring Road, Suite 302  
Laurel, MD 20707  
Phone: (301) 490-1196/Fax: (301) 490-1568  
www.candolaw.com

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

**Improved by premises known as  
9310 Kimbark Avenue, Lanham, MD 20706**

By virtue of the power and authority contained in a Deed of Trust from Maria Palma, dated March 3, 2006, and recorded in Liber 25089 at folio 644 among the Land Records of PRINCE GEORGES COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the entrance to the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

**JULY 18, 2008  
AT 12:00 NOON**

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

Being known and designated as Lot numbered Twenty-nine (29) at Block numbered Ten (10) in Section numbered Three (3) in the subdivision known as Seabrook Park Estates as per plat thereof recorded in Plat Book WWW 48 at Plat 96 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 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 GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.25% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN AND LAURA H. G. O'SULLIVAN**  
Trustees, by virtue of an instrument recorded

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

91267 (7-3,7-10,7-17)

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Laurel, MD 20707  
Phone: (301) 490-1196/Fax: (301) 490-1568  
www.candolaw.com

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

**Improved by premises known as  
1516 Kingsgate Street, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Yetta Walker and Roylin Walker, dated October 18, 2006, and recorded in Liber 27046 at folio 603 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the entrance to the parking garage, specifically designated by the presence of the picnic table (left of the Bourne Wing Commissioner's Entrance to the Prince George's County Courthouse), on

**JULY 18, 2008  
AT 11:55 A.M.**

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

BEING KNOWN AND DESIGNATED AS LOT NO. 17, BLOCK 72, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT NO. 47, KETTERING, PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 89, PLAT NO. 6 BEING IN THE 7TH 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 Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGES COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 11.55% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN AND LAURA H. G. O'SULLIVAN**  
Trustees, by virtue of an instrument recorded

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

91247 (7-3,7-10,7-17)

**MEETING NOTICE**

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, July 22, 2008 at 7:30 a.m. in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

91300 (7-17)

**LEGALS**

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

**TRUSTEES' SALE**

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

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Brenda G. Williams, Case No.: CAE 08-10365, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

**JULY 28, 2008  
AT 3:45 P.M.**

at the entrance of the secured portion of the parking garage located to the left of the Bourne Wing Commissioners Entrance to the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that lot of ground and the improvements thereon described as follows:

Being known and designated as Unit numbered 6754/B-1 in Building numbered 2 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM" recorded in plat book W.W.W. 82 at folio 12 through 28, among the Land Records of Prince George's County, Maryland; together with the facilities and other appurtenances to said unit, which and appurtenances have been more specifically defined in the Master Deed, and Bylaws for Wilson Bridge Condominium, dated November 7, 1972, and recorded December 4, 1972 among the Land Records of Prince George's County, MD in Liber 4156 at folio 711 and any amendments thereto, and including the fee in an undivided interest in the common of said regime appurtenant to said units as such interest may be lawfully revised or amended from time to time pursuant to said master deed.

The property has an address of 555 Wilson Bridge Drive, #B-1, Oxon Hill, Maryland 20745.

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

**TERMS OF SALE**

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

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

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

At settlement, the balance of the purchase price with interest thereon at the rate of eighteen percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

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

Except for real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Unpaid real property taxes, whether accruing prior to or after the date of sale, shall be the responsibility of the purchaser.

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

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

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

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

**MARILYN J. BRASIER AND KIA WASHINGTON  
TRUSTEES**

91270 (7-10,7-17,7-24)

**ADVERTISEMENT**

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

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

Bid/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
*S08-032	Meeting and Event Planning	N/A	N/A
<b>- CANCELLED -</b>			

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

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

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

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

—By Authority Of—  
**JACK B. JOHNSON**  
County Executive

91301 (7-17)

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**\*\*\*\*\***

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