

LEGALS**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on **September 26th, 2011**. 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# 5289 2004 FORD TRUCK Explorer-V6
VIN# 1FMZU73E34UB60203
ACCURATE TRANSMISSIONS
17126 VIRGINIA AVE
HAGERSTOWN

LOT# 5347 1999 MERCEDES-BENZ C230
VIN# WDBHA24G6XA772556
PHILMARK SERVICE CENTER
5621 ALLENTOWN RD
SUITLAND

LOT# 5503 2005 CHEVROLET Malibu-V6
VIN# 1G1ZS52805F112750
S.A.P. AUTOMOTIVE CENTER, INC
420 S. KRESSON ST, SUITE B
BALTIMORE

LOT# 5564 2005 CHEVROLET Cobalt-L4
VIN# 1G1AK52F257603164
NAZ AUTO SALES
17412 LIVINGSTON ROAD
ACCOKEEK

LOT# 5566 1998 FORD TRUCK F150 Pickup-V8
VIN# 1FTZX1720WNA69508
GERRY MC'S AUTO BODY REPAIR
4013 34TH ST
MT RAINER

LOT# 5567 2005 FORD Taurus-V6
VIN# 1FAFP53U05A280267
PRINCE FREDERICK FORD
10 SOLOMONS ISLAND RD
PRINCE FREDERICK

LOT# 5568 2004 KENWORTH CONVENTIONAL
VIN# 1XKADU9X74J065237
DAVIS ENGINE REPAIR
9722 PULASKI HWY
BALTIMORE

LOT# 5569 2005 FORD E450
VIN# 1FDXE45P05HA09878
ONENESS MOBILITY SERVICES LLC
7620 A PENN BELT DR
FORESTVILLE

LOT# 5570 1999 FORD E450
VIN# 1FDXE40FXXHC04792
ONENESS MOBILITY SERVICES LLC
7620 A PENN BELT DR
FORESTVILLE

LOT# 5571 2008 DODGE TRUCK Nitro-V6
VIN# 1D8GU58K98W231723
HILLTOP MOTORS INC
4863 MARLBORO PIKE
CAPITOL HEIGHTS

LOT# 5572 2006 TOYOTA Avalon-V6
VIN# 4T1BK36B064091510
HILLTOP MOTORS INC
4863 MARLBORO PIKE
CAPITOL HEIGHTS

LOT# 5627B 1989 REGAL SEBRING 18FT 10IN
DL# 2656W
MD# 7324AV
AQUA MARINA BOHEMIA VISTA
140 VISTA MAIN RD
CHESAPEAKE CITY

LOT# 5655 2008 DODGE Charger-V6
VIN# 2B3KA43R28H324650
DARCARS CHRYSLER JEEP DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

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

101900 (9-8,9-15)

ORDER OF PUBLICATION

ASHLEY OAK PARTNERS LLC
v. Plaintiff
MASON BANKS
and

UNKNOWN OWNER OF PROPERTY AT 0 NECK ROAD, ENCOMPASSING 2.5 ACRES, PARCEL 91, MAP 182, GRID D2, THE UNKNOWN OWNER'S HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES, ASSIGNS, OR SUCCESSORS IN RIGHT, TITLE AND INTEREST

and
PRINCE GEORGE'S COUNTY

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

Property: 0 Neck Rd
Account Number: 08 0828079
Description: 2.5000 Acres
Map 182, Grid D2, Par 91
Assmt: \$73,666.00
Liber/Folio: 67/287
Assessed To: Banks, Mason

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-21502

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

Property: 0 Neck Rd
Account Number: 08 0828079
Description: 2.5000 Acres
Map 182, Grid D2, Par 91
Assmt: \$73,666.00
Liber/Folio: 67/287
Assessed To: Banks, Mason

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

It is thereupon this 7th day of September, 2011, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three (3) successive weeks on or before the 30th day of September, 2011, warning all persons interested in the said properties to be and appear in this Court by the 8th day of November, 2011, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101924 (9-15,9-22,9-29)

Phillip R. Zuber
5407 Water Street, Ste 101
Upper Marlboro, MD 20772
301-627-5500

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANET HEILMAN DOERING

Notice is given that Phillip R. Zuber whose address is 5407 Water Street, Ste. 101, Upper Marlboro, MD 20772 was on August 25, 2011 appointed personal representative of the estate of Janet Heilman Doering who died on August 3, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of February, 2012.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

PHILLIP R. ZUBER
Personal Representative

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

101888 Estate No. 88354 (9-8,9-15,9-22)

LEGALS**ORDER OF PUBLICATION**

Jay Endelman
P. O. Box 475
Clinton, Maryland 20735-0475
v. Plaintiff

Peter A. Borlo, a/k/a Peter E. Borlo, a/k/a Peter Borlo (Assessed Owner)
1800 Narrows Lane
Silver Spring, MD 20906-1137

Dangerfield Ventures, LLC
a/k/a Dangerfield Road Ventures, LLC (Lender)
Last Known Address:
1725 I Street, NW, Suite 300
Washington, DC 20006

Serve: David Sosa, Member
Last Known Address
1725 I Street, NW, Suite 300
Washington, DC 20006

Serve also: Linwood M. Hope, Member
8639B 16th Street, Apt. 283
Silver Spring, Maryland 20910-2273

Mark R. Mann, Trustee
10312 Bellsmill Terrace
Potomac, Maryland 20854

CFG Community Bank,
a/k/a AmericasBank (Lender)
1422 Clarkview Road, 5th Floor
Baltimore, Maryland 21209

Serve: HIQ Maryland Corporation,
HIQ Corporate Services, Inc.
715 St. Paul Street
Baltimore, MD 21202

and
Mark H. Anders, Trustee
61 Sandfiddler Road
Hilton Head Island, SC 29928-3149

A. Gary Rever, Trustee
2204 Eastlake Road
Lutherville Timonium, Maryland
21093-2706

and
Prince George's County, Maryland
Serve: M. Andree Green, County Attorney
c/o Linda Allen, Chief of Treasury
County Administration Building
14741 Governor Oden Bowie Drive,
5th Floor
Upper Marlboro, Maryland 20772

Defendants
and any and all persons that have or claim to have any interest in the property described as:

PROPERTY DESCRIPTION

All that property described as Lot Numbered Forty One (41), in the subdivision known as "Lots 38 - 42 TOWNSEND being a re-subdivision of Lot 29" per plat of subdivision recorded in the Land Records of Prince George's County, Maryland, in Plat Book REP 206 at plat 51. Being all that same property described in deed conveyance to Peter A. Borlo, recorded in Liber 28739 at folio 091 among the Land Records of Prince George's County, Maryland. Having the street address of 8500 Deborah Street, Clinton, MD 20735. Tax ID No. 09-3672631

Defendants
In the Circuit Court for Prince George's County, Maryland CAE 11-22076

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2010 County tax sale.

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

It is thereupon this 7th day of September, 2011, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the said property to be and appear in this Court by the 30th day of September, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101923 (9-15,9-22,9-29)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on **October 3rd, 2011**. 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# 5573 1999 CHEVROLET TRUCK Tahoe-V8
VIN# 1GNEK13R9XJ374232
ACTION AUTO BODY OF FORESTVILLE
7970 PENN RANDALL PL
UPPER MARLBORO

LOT# 5574 2002 TOYOTA Camry-V6
VIN# 4T1BF30KX2U019348
ACTION AUTO BODY OF FORESTVILLE
7970 PENN RANDALL PL
UPPER MARLBORO

LOT# 5575 2000 VOLVO S80-16
VIN# YV1TS94D2Y1106605
ACTION AUTO BODY OF FORESTVILLE
7970 PENN RANDALL PL
UPPER MARLBORO

LOT# 5576 2000 FORD Focus-4 Cyl.
VIN# 3FAFP3137YR215697
C & A SALISBURY INC/ TRK & CAR REPAIR
828 S SALISBURY BLVD
SALISBURY

LOT# 5578 2000 MAZDA 626
VIN# 1YVGF22C9Y5137866
INNER CITY TOWING
2533 BAKER STREET
BALTIMORE

LOT# 5579 2005 INFINITI G35-V6
VIN# JNKC51E85M204291
MJS COLLISION CENTER & AUTO REPAIR
2801 W BELVEDERE AVE
BALTIMORE

LOT# 5580 1997 ISUZU Rodeo
VIN# 4S2CM58V7V4324436
CENTRAL AVENUE SHELL
8301 CENTRAL AVENUE
CAPITAL HEIGHTS

LOT# 5581 2002 CHEVROLET Impala-V6
VIN# 2G1WF55E429335726
CENTRAL AVENUE SHELL
8301 CENTRAL AVENUE
CAPITAL HEIGHTS

LOT# 5615B 2001 BOSTON WHALER 13FT
Reg# CT9671AW
BALTIMORE MARIE CENTER
2775 LIGHTHOUSE POINT EAST
BALTIMORE

LOT# 5646B 1977 J BOATS 24FT
MD# 2819D
BALTIMORE MARIE CENTER
2775 LIGHTHOUSE POINT EAST
BALTIMORE

LOT# 5649B 1986 BAYLINER 27FT 5IN
MD# 5346AN
PASADENA YACHT YARD
1132 PASADENA YACHT YARD RD
PASADENA

LOT# 5658B 1976 SILVERTON 26FT
MD# 7068Z
PASADENA YACHT YARD
1132 PASADENA YACHT YARD RD
PASADENA

LOT# 5659B 1974 SILVERTON 28FT
MD# 4893AF
PASADENA YACHT YARD
1132 PASADENA YACHT YARD RD
PASADENA

LOT# 5660B 1992 MAXUM 27FT
MD# 9401BH
PASADENA YACHT YARD
1132 PASADENA YACHT YARD RD
PASADENA

LOT# 5661B 1972 ERICSON 31FT
MD# 8178AX
PASADENA YACHT YARD
1132 PASADENA YACHT YARD RD
PASADENA

LOT# 5662B 1981 SEARAY 36FT 6IN
MD# 6201BV
PASADENA YACHT YARD
1132 PASADENA YACHT YARD RD
PASADENA

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

101919 (9-15,9-22)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 6041 Glen Rock Avenue, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Frederick E Tynar, dated May 8, 2006, and recorded in Liber 25279 at folio 628 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 27, 2011 AT 9:33 AM.

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

ALL THAT PARCEL OF LAND IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AS MORE FULLY DESCRIBED IN DEED LIBOR 9467, FOLIO 237, ID 1227990, ELECTRICION DISTRICT 12, BEING KNOW AND DESIGNATED AS LOT 1, BLOCK A, ROSECREFT TERRACE, FILED IN PLAT LIBOR VJ 163, FOLIO 80.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

101901 (9-8,9-15,9-22)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 5635 67th Avenue, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Mauricio Gomez, dated November 24, 2008, and recorded in Liber 30196 at folio 433 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 4, 2011 AT 9:36 AM.

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

LOT NUMBERED 17 IN BLOCK LETTERED "N", SECTION NUMBERED 4, IN THE SUBDIVISION KNOWN AS "EASTPINES", AS PER PLAT RECORDED IN PLAT BOOK BB10, PLAT NO. 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 19TH ELECTION DISTRICT.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

101927 (9-15,9-22,9-29)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878

Plaintiff

vs.

St. Paul Senior Living at
Sutland Limited Partnership
Steven B. Preller, Trustee
George Christacos
Gragg and Associates Ventures
Gally Public Affairs
Urban America
Prince George's County

Defendants

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

**Civil Division
CAE 11-00191**

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

Silver Hill Acreage
4.7249 Acres
Map 088 Grid C2 Par 119 Lib 00000
F1 000

District, account no.: 06 0483784
Assessed to St Paul Senior Lvnv
Sutland Lp.
Approximately amount to redeem:
\$21,000.00

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

It is thereupon this 24th day of August, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED; That Notice be given by the insertion of a copy of this Order in The Prince George's Post, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of September, 2011, warning all persons interested in the property to appear in this Court by the 25th day of October, 2011, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances. (An. Code 1957, art. 81, & 107; 1985, Ch 8, & 2; 1986 Ch 825).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101859 (9-19-8,9-15)

NOTICE

MARTIN L. GOOZMAN and
JEFFREY W. BERNSTEIN
Substitute Trustees

Plaintiffs

vs.

JEFFERY COLEMAN
also known of record as
JEFFREY COLEMAN and
LORRAINE COLEMAN

Defendants

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

Civil No. CAE 11-15093

NOTICE is hereby given this 26th day of August, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11109 Riverview Road, Fort Washington, Maryland 20744, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of September 2011, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 26th day of September, 2011.

The Report states the amount of sale to be \$34,500.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101863 (9-19-8,9-15)

MECHANIC'S LIEN SALE

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

**SEPTEMBER 23, 2011
AT 10:00 A.M.**

**C.K. AUTO SERVICE, UPPER
MARLBORO, MD**

**1984 NISSON
VIN #: JN1HZ14S7EX027191**

**STEPHEN FERGUSON,
KNOXVILLE, MD**

**2007 GMC TK
VIN #: 1GKDS13S072176838**

Sale to be held at:
**J & M Auto
5921 Arbor Street
Hyattsville, MD 20781**

Terms of Sale—CASH.
Lienor reserves the right to bid.
101917 (9-15,9-22)

Benjamin J. Woolery, Esquire
5303 West Court Drive
Upper Marlboro, MD 20772

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOE L. NEWMAN

Notice is given that Shelia Collins whose address is 374 Braeburn Avenue, Martinsburg, West Virginia 25403 was on August 29, 2011 appointed personal representative of the estate of Joe L. Newman who died on July 16, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 29th day of February, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

SHELIA COLLINS
Personal Representative

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

Estate No. 88399
101868 (9-19-8,9-15)

NOTICE

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

Substitute Trustees

vs.

FRANK S. CRISS
8008 Tiffany Lane
Lanham, MD 20706

and

GERALDINE P. CRISS
8008 Tiffany Lane
LAnham, MD 20706

Defendants

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

Case No. CAE 11-10775

Notice is hereby given this 29th day of August, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8008 Tiffany Lane, Lanham, MD 20706 made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 29th day of September, 2011, 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 29th day of September, 2011, next.

The Report of Sale states the amount of sale to be Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00).

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

True Copy—Test:
Marilynn M. Bland, Clerk
101866 (9-19-8,9-15)

NOTICE

MARTIN L. GOOZMAN and
JEFFREY W. BERNSTEIN
Substitute Trustees

Plaintiffs

vs.

SABIR MANTEEN

Defendant

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

Civil No. CAE 11-13886

NOTICE is hereby given this 29th day of August, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as Parcel 143, Tax Map 120, Grid B2 and Parcel 147, Tax Map 120, Grid B3, located at 8801 Duvall Road, Upper Marlboro, Maryland 20772, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of September 2011, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 29th day of September, 2011.

The Report states the amount of sale to be \$125,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101864 (9-19-8,9-15)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

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

**Improved by premises known as
2505 Roslyn Avenue, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Anthony D Lampkin and Ericka L Lampkin, dated September 29, 2006, and recorded in Liber 26218 at folio 754 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**OCTOBER 4, 2011
AT 9:39 AM.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIVE (5) IN BLOCK LETTRED "O" AS SHOWN ON A PLAT ENTITLED "PARTS OF BLOCKS J,K,L,O,P,V AND W, SECTION 5, DISTRICT HEIGHTS", WHICH PLAT, IS DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK W.W.W. 25 AT PLAT NO. 9; LYING AND BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

101908 (9-15,9-22,9-29)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

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

**Improved by premises known as
14508 Dolbrook Lane, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Lenita Mclaughlin and Vernon McBryde, dated September 24, 2007, and recorded in Liber 30410 at folio 315 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**SEPTEMBER 27, 2011
AT 9:36 AM.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 84, BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "TWELVE OAKS", AS PER PLAT THREE, THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 145, AT PLAT 34

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

101876 (9-8,9-15,9-22)

MEETING NOTICE

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, September 27, 2011 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.

101910 (9-15)

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**

**5625 WESTGATE ROAD
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Andrew B. Christie, dated April 5, 2006 and recorded in Liber 24983, Folio 574 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 27, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101872 (9-8,9-15,9-22)

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

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

**8951 TOWN CENTER CIRCLE APT. 105B
LARGO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Javon M. Hunter and Natasha Hunter, dated August 23, 2007 and recorded in Liber 28578, Folio 691 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,400.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 27, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101873 (9-8,9-15,9-22)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
14918 Belle Ami Drive, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Christopher A Hopwood III, dated June 25, 2007, and recorded in Liber 28327 at folio 404 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 27, 2011
AT 9:30 AM.

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

CONDOMINIUM UNIT HUNDRED TWENTY-SIX (26) IN A PLAN OF CONDOMINIUM SUBDIVISION CALLED BELLE EHI CONDOMINIUM PHASE III, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK C. E. C. 93 AT PLATS 67 THROUGH 73, AMONG THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND, BEING PART OF THE LAND PERMISES DECLAREATED TO BE SUBJECT TO A HORIZONTAL PROPERTY OF CONDOMINIUM REGIME BY A DECLARATION DATED JUNE 25, 1975 AND RECORDED IN LIBER 4500 AT FOLIO 712 AND AMENDED BY DECLARATION DATED SEPTEMBER 19,1975 AND RECORDED SEPTEMBER 30,1976 IN LIBER 4536 AT FOLIO 56 AND CONSENTED TO BY TRUSTEES IN A CONSENT DATED OCTOBER 9,1975 AND RECORDED OCTOBER 10,1975 IN LIBER 4541 AT FOLIO 108, ONE OF THE SAID RECORDS AFORESAID.

The property is improved by a dwelling.

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

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

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

101874 (9-8-9-15,9-22)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1303 MERGANSER COURT
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Nkechi Odaka and Simon Odaka, dated March 4, 2005 and recorded in Liber 21933, Folio 026 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$416,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 27, 2011 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 \$43,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101871 (9-8-9-15,9-22)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

11820 Capstan Drive, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Everett W Sharpe and Stacey Harkins, dated December 22, 2006, and recorded in Liber 26803 at folio 403 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 19, 2011
AT 12:00 NOON

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

LOT 7, BLOCK F, IN THE SUBDIVISION KNOWN AS "MARYVALE"

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$56,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

101843 (9-1,9-8,9-15)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

1854 Village Green Drive, E 123, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Jatwan A Black, dated December 1, 2006, and recorded in Liber 28488 at folio 481 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 27, 2011
AT 9:39 AM.

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

BEING KNOWN AND DESIGNED AS UNIT NO. E-123 (ALSO KNOWN AS BUILDING E, UNIT E-123 PUSUANT TO MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION) IN PHASE THREE WINDMILL SQUARE CONDOMINIUM, ESTABLISHED BY DECLARATION MADE BY WINDMILL SQUARE LIMITED PARTNERSHIP, RECORDED IN LIBER 5958 AT FOLIO 263, AS AMENDED BY SECOND AMENDMENT TO DECLARATION, WINDMILL SQUARE CONDOMINIUM, IN LIBER 5994 AT FOLIO 528 OF THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND BY THE PLAT OF THE CONDOMINIUM RECORDED IN CONDOMINIUM PLAT BOOK NLP 121, PLAT NOS. 37 THROUGH 42, INCLUSIVE, AMONG THE AFORESAID LAND RECORDS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST AND OWNERSHIP IN AND TO THE COMMON ELEMENTS OF SAID WINDMILL SQUARE CONDOMINIUM AS SET FORTH IS SAID DECLARATION.

The property is improved by a dwelling.

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

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

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

101875 (9-8,9-15,9-22)

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

5815 30TH AVENUE
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Marta G. Castro and Luis A. Barrera, dated October 2, 2006 and recorded in Liber 26504, Folio 170 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 27, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101892 (9-8,9-15,9-22)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

16512 ACCOLAWN ROAD
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Belen Reyes, dated February 9, 2005 and recorded in Liber 22295, Folio 560 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$185,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 27, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101870 (9-8,9-15,9-22)

LEGALS

NOTICE

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

Moises Araujo
Lidia A. Gonzalez,
a/k/a Lidia A. Gonzalez De Araujo
Misael A. Araujo Gonzalez
9802 47th Avenue
College Park, MD 20740
Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-00043

Notice is hereby given this 2nd day of September, 2011, 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 3rd day of October, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 3rd day of October, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$343,098.45. The property sold herein is known as 9802 47th Avenue, College Park, MD 20740.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101893 (9-8-9-15,9-22)

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

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

Case No: CAE 10-37432

ORDER OF PUBLICATION

This is to give notice that on the 23rd day of November, 2010, a Petition for Guardianship of the minor child, SANAA B. JACKSON, Minor Child, was filed in the Circuit Court for Prince George's County, Maryland, by STEVIE RICHARDSON and VEONCA RICHARDSON, Petitioners, against PATRICIA M. JACKSON, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, PATRICIA M. JACKSON, last known address is 141 36TH STREET, NE, WASHINGTON, DC 20019, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE 10-37432, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 23rd day of August, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 23rd day of September, 2011, giving notice to the UNKNOWN BIRTH FATHER, the object and substance of the Petition and warning them to show cause, if any there may be, on or before the 29th day of September, 2011 why the relief requested should not be granted.

MARILYNN M. BLAND
CLERK
101852 (9-1,9-8,9-15)

NOTICE

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

Hazel Lowman
1013 Clovis Avenue
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-12760

Notice is hereby given this 24th day of August, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of September, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 26th day of September, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$105,875.00. The property sold herein is known as 1013 Clovis Avenue, Capitol Heights, MD 20743.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101850 (9-1,9-8,9-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERTO CARLOS MIRANDA

Notice is given that Nancy V. Miranda whose address is 2750 14TH Street, NW, #205, Washington, DC 20009 was on August 25, 2011 appointed personal representative of the estate of Roberto Carlos Miranda, who died on August 18, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 25th day of February, 2012.

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

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

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

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

NANCY V. MIRANDA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
101847 (9-1,9-8,9-15)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on September 22, 2011 and will be heard on November 22, 2011. Those licenses are:

Class B, Beer and Wine – 17 BW 23
Class B, Beer, Wine and Liquor – 17 BL 59

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

Public Hearings are also scheduled for October 5, 2011 and October 12, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
August 26, 2011
101878 (9-8,9-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANELLE BENJAMIN WALLACE

Notice is given that Keyohna L. Wallace, whose address is 6602 Stockton Lane, Hyattsville, MD 20784 was on August 19, 2011 appointed personal representative of the estate of Danelle Benjamin Wallace, who died on July 25, 2011 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 19th day of February, 2012.

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

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

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

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

KEYOHNNA L. WALLACE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
101889 (9-8,9-15,9-22)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

SEPTEMBER 27, 2011

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

NEW – BLX

Daniel J. Halpern, Managing Member, Valerie R. Jackson, Member, Brooke J. Edmond, Member for a Class B(BLX), Beer, Wine and Liquor License for the use of Atlanta Restaurant, Partners LLC, t/a T.G.I. Friday's Capitol Centre, 1101 Shoppers Way, Upper Marlboro, 20774.

TRANSFER

Famatta Ebby Koffa, President/Secretary/Treasurer for a Class B(AE), Beer, Wine and Liquor License for the use of Afric's Best Cuisine, LLC, t/a Afric's, 4400 Rhode Island Avenue, North Brentwood, 20722 transfer from Restaurant Brentwood, Inc., t/a Restaurant Brentwood, Seyoum Beyene, President/Secretary/Treasurer.

Ripponjit Malhi, Managing Member, Hazari L. Kapur, Member for a Class B+, Beer, Wine and Liquor License for the use of ARD Malhi, LLC, t/a Tick Tock Liquors and Restaurant, 1820 University Blvd., Hyattsville, 20783 transfer from Melhi Corporation, t/a Tick Tock Liquor & Restaurant, Ravinder Kaur, President/Treasurer, Joy Kitty Joseph, Secretary.

Vikram Kansal, President, David G. McGhee, Vice President/Manager for a Class D, Beer and Wine License for the use of Aerospace Food and Beverage, Inc., t/a Orbit Beer and Wine, 9900 Greenbelt Road, Lanham, 20706 transfer from Aerospace Food & Beverage, Inc., t/a Orbit Beer and Wine, David G. McGhee, President/Secretary/ Treasurer.

NEW

Georgia Sotiriou, President, Linda S. Anders, Vice President, Mike Sotiriou, Secretary/ Treasurer for a New Class B, Beer and Wine License for the use of GEMIS, Inc., t/a Dumm's Pizza and Subs, 4700-4704 Riverdale Road, Riverdale Park, 20737.

Judy Ann Barragan, President, Esteban Andres Barragan, Vice President, for a New Class B, Beer and Wine License for the use of Plaza Latina, Inc., t/a Plaza Latina, 4817 Allentown Road, Suitland, 20746.

Marsha A. Martin, Member, Annette S. Martin, Member for a Class B(AE), Beer, Wine and Liquor License for the use of In The World/Two Sisters Venture, LLC, t/a Urban Eats Arts & Music Lounge, 3311 Rhode Island Avenue, Mt. Rainier, 20712.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, September 27, 2011. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
August 4, 2011
101883 (9-8,9-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELORES TERESA GROSS

Notice is given that Delvin L. James whose address is 11314 Galt Avenue, Silver Spring, MD 20902 was on August 30, 2011 appointed personal representative of the estate of Delores Teresa Gross who died on June 7, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of February, 2012.

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

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

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

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

DELVIN L. JAMES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
101884 (9-8,9-15,9-22)

LEGALS

NOTICE

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

vs.

Wavalene N. Barnes Hill
Defendant

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 11-15094

ORDERED, this 1st day of September, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2000 Chita Court, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of October, 2011, 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 3rd day of October, 2011, next.

The report states the amount of sale to be \$143,250.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101882 (9-8,9-15,9-22)

NOTICE

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

vs.

Linda Williams
Defendant

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 11-05480

ORDERED, this 25th day of August, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3508 Mabank Lane, Bowie, Maryland 20715 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of September, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of September, 2011, next.

The report states the amount of sale to be \$304,095.23.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101849 (9-1,9-8,9-15)

NOTICE

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

vs.

Cynthia F. Anoma and
Fru Nicholas Nde
Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 11-09762

ORDERED, this 25th day of August, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9904 Breezy Knoll Court, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of September, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of September, 2011, next.

The report states the amount of sale to be \$200,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101848 (9-1,9-8,9-15)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs

vs.

Samuel Cardell Cox
Defendant

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-26280

ORDERED, this 25th day of August, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7505 Val Lane, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of September, 2011 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of September, 2011, next.

The report states the amount of sale to be \$123,033.23.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101851 (9-1,9-8,9-15)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ZINNIE GRAVES

Notice is given that Charlie E. Perry, Jr. whose address is 1338 Nicholson St., NW #2, Washington, DC 20011 was on August 19, 2011 appointed personal representative of the estate of Zinnie Graves who died on December 9, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of February, 2012.

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

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

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

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

CHARLIE E. PERRY, JR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
101887 (9-8,9-15,9-22)

NOTICE

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

Deatrus D. Carpenter,
Personal Representative for the Estate of Randolph A. Jackson
6933 Allentown Road
Temple Hills, MD 20748
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-08175

Notice is hereby given this 12th day of September, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of October, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of October, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$130,000.00. The property sold herein is known as 6933 Allentown Road, Temple Hills, MD 20748.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101921 (9-15,9-22,9-29)

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

ORDER OF PUBLICATION

DONNA R. DUNCAN
v.

MOTOR VEHICLE
6501 Ritchie Highway NE
Glen Bernie, MD 21062

In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-20368

A complaint seeking forfeiture pursuant 2001 Lincoln Continental 4 door Green Vin # ILNHM9726Y61703 was filed in the Court for Prince George's County on August 31, 2011. The vehicle will be forfeited if an answer to the complaint is not timely filed.

The answer should be filed with the Clerk of the Circuit Court for Prince George's County, Maryland, Courthouse, 14735 Main St., Upper Marlboro, Maryland 20772 within 30 days of the posting date.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
101925 (9-15,9-22,9-29)

NOTICE

Deborah K. Curran, et al.,
Substitute Trustees
Plaintiffs

vs.

Christine Cecil Venev
aka Christine Cecil Wilson
Defendant

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-38715

ORDERED, this 12th day of September, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5205 Newton Street, #T-1, Bladensburg, Maryland 20710 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of October, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of October, 2011, next.

The report states the amount of sale to be \$46,445.42.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101920 (9-15,9-22,9-29)

NOTICE

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

vs.

Jennie N. Nelson
Defendant

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 11-15746

ORDERED, this 12th day of September, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4113 Urn Street, Capital Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of October, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of October, 2011, next.

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

**2103 DALECREST COURT
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Joseph M. Gatling and Cynithya a/k/a Cynthia A. Gatling, dated October 23, 2006 and recorded in Liber 26922, Folio 485 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$564,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 4, 2011 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 \$62,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101916 (9-15,9-22,9-29)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JO BUTLER

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANN F. GRIMES

Notice is given that Richard F. Butler whose address is 104 Wellington Place, Brunswick, GA 31523 was on August 29, 2011 appointed personal representative of the estate of Mary Jo Butler who died on September 17, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of February, 2012.

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

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

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

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

RICHARD F. BUTLER
Personal Representative

RICHARD T. GRIMES, JR.
Personal Representative

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

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

101885 Estate No. 88194 (9-8,9-15,9-22) 101886 Estate No. 88381 (9-8,9-15,9-22)

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

**6606 GATEWAY BOULEVARD
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Jose A. Miranda-Alvarenga and Mirian Rivera-Abrego, dated December 15, 2006 and recorded in Liber 27002, Folio 398 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 4, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101907 (9-15,9-22,9-29)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6603 HIL MAR DRIVE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Katina Giles, dated May 11, 2007 and recorded in Liber 27942, Folio 89 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$213,252.55, and an original interest rate of 1.690%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 4, 2011 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 \$21,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101902 (9-15,9-22,9-29)

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

**7300 GEORGIAN DRIVE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from William F. Martin and Lenetta R. Martin, dated July 24, 2006 and recorded in Liber 25799, Folio 248 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$495,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 4, 2011 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 \$52,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a 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 (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

101906 (9-15,9-22,9-29)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**Improved by premises known as**

1828 Metzert Rd Apt 506, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Guillermo Romero Perla and Jose Henry Nieto Santos, dated June 9, 2008, and recorded in Liber 29875 at folio 511 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 4, 2011

AT 9:33 AM.

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

BEING KNOWN AND DESIGNATED AS UNIT NUMBERED 506 IN BUILDING UNIT 18 IN A CONDOMINIUM KNOWN AS "PRESIDENTIAL PARK, CONDOMINIUM" AS ESTABLISHED BY A CONDOMINIUM DECLARATION RECORDED IN LIBER 5423 AT FOLIO 767 AND AS SHOWN ON THE CONDOMINIUM PLAT RECORDED IN PLAT BOOK NLP 110 AT PLAT 16 THROUGH 45, BOTH INCLUSIVE, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND ANY AND ALL SUBSEQUENT AMENDMENTS RECORDED THERETO.

TAX ID # 17-1941178

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

101905 (9-15,9-22,9-29)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
15806 Bald Eagle School Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Felipe S Galvan, dated September 28, 2006, and recorded in Liber 26704 at folio 546 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duvall Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 4, 2011
AT 9:30 AM.

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

BEING PART OF THE LAND OF ROLAND LEE EARLY AND JOAN DALE EARLY, HUSBAND AND WIFE (LIBER 17611 @ FOLIO 702, PARCEL TWO, PARCEL THREE AND PART OF PARCEL ONE), LOCATED IN THE 4TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT A REBAR FOUND ON THE NORTHEASTERLY CORNER OF PARCEL THREE OF THE AFORESAID DEED, SAID PIPE BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BALD EAGLE SCHOOL ROAD (30' WIDE), SAID PIPE ALSO BEING THE COMMON FRONT CORNER OF AFORESAID ROLAND EARLY AND CAROLYN V. CHECK (LIBER 16440 @ FOLIO 453); THENCE WITH THE DIVISION LINE BETWEEN EARLY AND CHECK, SOUTH 07 DEGREES 29 MINUTES 40 SECONDS WEST 850.28 FEET TO A REBAR FOUND; THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS EAST 240.23 FEET TO AN IRON PIPE FOUND; THENCE WITH OSWALD AND LINDA WATSON (LIBER 5306 @ FOLIO 254, SOUTH 07 DEGREES 49 MINUTES 30 SECONDS WEST 68.33 FEET TO AN IRON PIN FOUND; THENCE ALONG A NEW LINE OF DIVISION THROUGH PARCEL ONE OF ROLAND EARLY (LIBER 17611 @ FOLIO 702), SOUTH 08 DEGREES 13 MINUTES 46 SECONDS EAST 324.32 FEET TO AN IRON PIPE SET; THENCE WITH KENNETH E. BOND (LIBER 22279 @ FOLIO 628 AND DIANE V. DOBBS (LIBER 14191 @ FOLIO 166) NORTH 84 DEGREES 46 MINUTES 40 SECONDS WEST 497.42 FEET TO AN IRON PIPE FOUND; THENCE WITH DONALD E. LEDERER (LIBER 9209 @ FOLIO 721), NORTH 06 DEGREES 33 MINUTES 20 SECONDS EAST 112.72 FEET TO AN IRON PIPE FOUND; THENCE NORTH 59 DEGREES 33 MINUTES 20 SECONDS EAST 42.39 FEET TO AN IRON PIPE FOUND; THENCE NORTH 10 DEGREES 51 MINUTES 40 SECONDS EAST 267.63 FEET TO AN IRON PIPE FOUND; THENCE WITH STEVEN T. MORRIS (LIBER 10989 @ FOLIO 465), NORTH 85 DEGREES 10 MINUTES 00 SECONDS EAST 64.05 FEET TO AN IRON PIPE FOUND; THENCE CONTINUING WITH THE EASTERN LINE OF STEVEN T. MORRIS AND THE WESTERN LINE OF PARCEL TWO OF ROLAND EARLY (LIBER 17611 @ FOLIO 702), NORTH 07 DEGREES 29 MINUTES 40 SECONDS EAST 821.29 FEET TO A RAIL ROAD SPIKE SET; THENCE WITH THE AFORESAID R/W LINE OF BALD EAGLE SCHOOL ROAD, NORTH 73 DEGREES 46 MINUTES 30 SECONDS EAST 65.55 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OR 217,800 SQUARE FEET.

SUBJECT TO AN EXISTING 15' R/W FOR INGRESS AND EGRESS LEADING TO BALD EAGLE SCHOOL ROAD PER LIBER 17611 @ FOLIO 702.

SUBJECT TO AND TOGETHER WITH A 30' R/W FOR INGRESS AND EGRESS AND ALL UTILITIES LEADING TO BALD EAGLE SCHOOL ROAD AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE END OF THE ABOVEMENTIONED SOUTH 08 DEGREES 13 MINUTES 46 SECONDS EAST 324.32 FEET LINE, THENCE CONTIGUOUS, ADJACENT AND PARALLEL TO THE FOLLOWING COURSES AND DISTANCES, ALONG THE EASTERLY LINE OF THE R/W THE NEXT TWO COURSES AND DISTANCES, NORTH 08 DEGREES 13 MINUTES 46 SECONDS WEST 324.32 FEET TO A POINT; THENCE NORTH 07 DEGREES 49 MINUTES 30 SECONDS EAST 68.33 FEET TO A POINT; THENCE WITH THE NORTHERLY LINE OF THE R/W THE NEXT TWO COURSES AND DISTANCES, NORTH 78 DEGREES 30 MINUTES 00 SECONDS WEST 294.86 FEET; THENCE SOUTH 85 DEGREES 10 MINUTES 00 SECONDS WEST 5.64 FEET TO A POINT; THENCE WITH THE WESTERLY LINE OF THE R/W, NORTH 07 DEGREES 29 MINUTES 40 SECONDS EAST 821.29 FEET TO THE SOUTHERLY R/W LINE OF BALD EAGLE SCHOOL ROAD.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

101903 (9-15,9-22,9-29)

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

CB-3-2011 (DR-2) – AN ACT CONCERNING TAXICABS AND LIMOUSINES for the purpose of amending provisions of the County Code regulating taxicabs relating to the transfer of and number of certificates of registration. ENACTED: 7/5/2011; SIGNED: 7/13/2011; EFFECTIVE: 8/29/2011

CB-5-2011 – AN ORDINANCE CONCERNING LOT COVERAGE REGULATIONS for the purpose of amending lot coverage regulations in the Open Space Zone and Residential Agriculture Zone under certain conditions. ENACTED: 7/12/2011; EFFECTIVE: 8/29/2011

CB-6-2011 – AN ORDINANCE CONCERNING ZONING - DEFINITIONS – GROSS FLOOR AREA for the purpose of amending the definition of Gross Floor Area in the Zoning Ordinance. ENACTED: 7/12/2011; EFFECTIVE: 8/29/2011

CB-7-2011 (DR-3) – AN ORDINANCE CONCERNING VALIDITY PERIODS FOR DETAILED SITE PLANS AND SPECIFIC DESIGN PLANS for the purpose of temporarily extending the validity periods of all approved applications for Detailed Site Plans and Specific Design Plans that were in a valid status as of January 1, 2011. ENACTED: 7/12/2011; EFFECTIVE: 8/29/2011

CB-11-2011 - AN ACT CONCERNING ROADS AND SIDEWALKS for the purpose of amending the provisions for surety bond reductions

LEGALS

posted for certain road construction and the payment of extension fees for road construction and storm drain permits until April 15, 2012. ENACTED: 7/12/2011; SIGNED: 7/21/2011; EFFECTIVE: 9/6/2011

CB-13-2011 – AN ORDINANCE CONCERNING RESIDENTIAL REVITALIZATION for the purpose of amending the definition and regulations for Residential Revitalization. ENACTED: 7/19/2011; EFFECTIVE: 9/6/2011

CB-14-2011 (DR-2) – AN ORDINANCE CONCERNING CHURCHES OR SIMILAR PLACES OF WORSHIP for the purpose of allowing buildings or structures used by Churches or Similar Places of Worship located in residential zones to be eighty (80) feet in height, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot. ENACTED: 7/19/2011; EFFECTIVE: 9/6/2011

CB-15-2011 (DR-3) – AN ACT CONCERNING WATER QUALITY RESOURCES AND GRADING CODE for the purpose of enacting Subtitle 32, the Water Quality Resources and Grading Code, concerning grading, drainage and pollution control; erosion and sediment control; STORMWATER MANAGEMENT; and accessibility for the disabled; and for the purpose of repealing certain provisions of Subtitle 4, the Building Code, and codifying them within subtitle 32. ENACTED: 7/19/2011; SIGNED: 7/21/2011; EFFECTIVE: 9/6/2011

CB-18-2011 (DR-3) (EMERGENCY BILL) – AN EMERGENCY ACT CONCERNING DANCE HALLS for the purpose of amending County regulations concerning dance hall premises, owners, lessors, operators, managers, promoters and patrons, establishing license requirements, setting penalties for violators, declaring specific legislative intent to establish reasonable and uniform laws to reduce the number of violent crimes that occur as a result of events at dance halls and to promote the health, safety, and welfare of the citizens and residents of Prince George's County and declaring that a public emergency exists affecting the public health, safety, and welfare.

A public emergency exists affecting the public health, safety, and welfare; said emergency being the provisions of this law are in response to violent crimes and the increase in violent crimes, including but not limited to assaults and homicides, taking place in or in close proximity to adult dance halls and teen dance halls throughout the County; the purpose and intent of this legislation is to regulate dance hall premises, licensees, owners, lessors, operators, managers, promoters and patrons by establishing license requirements and penalties for violators by repealing and reenacting with amendments relevant provisions of the County Code to establish reasonable and uniform laws to promote the health, safety, and welfare of the citizens and residents of the County and to prevent or control detrimental effects upon neighboring properties and existing and proposed land uses in the general area. ENACTED: 7/19/2011; SIGNED: 7/21/2011; EFFECTIVE: 7/21/2011

CB-22-2011 – AN ORDINANCE CONCERNING DEFINITIONS – WATERFRONT ENTERTAINMENT/RETAIL COMPLEX for the purpose of clarifying that a gas station located within a Waterfront Entertainment/Retail Complex may include a car wash as an accessory use provided the car wash is within or is part of the building(s) for which design and architecture are approved in the Detailed Site Plan for the gas station. ENACTED: 7/5/2011; EFFECTIVE: 8/22/2011

CB-27-2011 (DR-2) – AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund Outside Sources to provide funds for costs that were not anticipated in the approved Fiscal Year 2011 Budget. ENACTED: 7/19/2011; SIGNED: 7/21/2011; EFFECTIVE: 9/6/2011

CB-28-2011 – AN ACT CONCERNING PRINCE GEORGE'S COUNTY RECORDATION TAX RATE for the purpose of revising the recordation tax rate. ENACTED: 7/19/2011; SIGNED: 7/21/2011; EFFECTIVE: 9/6/2011

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Ingrid M. Turner, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

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

101909 (9-15)

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

TRUSTEE'S SALE

Of valuable, improved real estate, located at 546 Wilson Bridge Drive, #D-1, Oxon Hill, Prince George's County, Maryland, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Spencer Becton, Case No: CAE-11-16103, 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:

OCTOBER 7, 2011 AT 2:00 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 546 Wilson Bridge Drive, #D-1, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit Numbered 6747/D-1 in Building Numbered 17 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 folios 12 et seq., among the Land Records of Prince George's County, Maryland, together with the facilities and other appurtenances to said Unit, which unit and appurtenances have been more specifically defined in the Master Deed aforesaid, and including the fee in an undivided interest in the common elements of said Regime appurtenant to said Units as such interest may be lawfully revised or amended from time to time pursuant to said Master Deed.

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

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

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

LEGALS**TERMS OF SALE**

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

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

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

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

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

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

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

Any inquiries may be directed to Bethany L. Flanders, Esquire, at the above captioned address.

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

DANNY BROOKS AND MARK G. LEVIN, Trustees

101913 (9-15,9-22,9-29)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as

607 Larchmont Avenue, Capitol Heights, MD 20743-2840

By virtue of the power and authority contained in a Deed of Trust from LAWRENCE EASTER (PERSONAL REPRESENTATIVE ERICA T. DAVIS RUTH) and LORRAINE EASTER (DECEASED), dated May 20, 2003 and recorded in Liber 17497 at Folio 476 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, OCTOBER 4, 2011
AT 3:0 P.M.

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

All that certain parcel of land lying and being situated in the County of PRINCE GEORGES, State of MD, to-wit:

LOTS NUMBERED SIXTY-THREE (63), SIXTY-FOUR (64), SIXTY-FIVE (65) AND SIXTY-SIX (66), IN BLOCK NUMBERED FORTY-ONE (41) IN THE SUBDIVISION KNOWN AS CAPITOL HEIGHTS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK A AT PLAT 76, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 18TH ELECTION DISTRICT OF SAID COUNTY.

TAX MAP REFERENCE 2016012

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN AND SAMUEL D. WILLIAMOWSKY
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

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

101911 (9-15,9-22,9-29)

LEGALS

**Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
2301 Romney Court, Hyattsville, MD 20785-3426**

By virtue of the power and authority contained in a Deed of Trust from REGENA V. BULLOCK, dated March 31, 1989 and recorded in Liber 7400 at Folio 506 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, OCTOBER 4, 2011
AT 3:10 P.M.**

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

Lot numbered THIRTY-TWO (32) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "SECTION 1, PALMER PARK," per plat recorded in Plat Book WWW 23 at plat 65 among the Land Records of Prince Georges's County, Maryland; said property being in the 13th Election District of said County.

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

TERMS OF SALE: A deposit of \$4,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.5% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

101914 (9-15,9-22,9-29)

LEGALS

**Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
7707 Klovstad Drive, Fort Washington, MD 20744**

By virtue of the power and authority contained in a Deed of Trust from JOE H. REYNOLDS and LOIS B. REYNOLDS, dated September 18, 1998 and recorded in Liber 12490 at Folio 377 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**TUESDAY, OCTOBER 4, 2011
AT 3:05 P.M.**

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

LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "RAMSGATE, " AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 60 AT PLAT 21. BEING IN THE 12TH ELECTION DISTRICT.

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

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

101912 (9-15,9-22,9-29)

LEGALS

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
11-0007	Demolition of the OMES (Old Marlboro Elementary School)	Pre-Bid Conference- Postponed to: 9/20/2011 @ 10:00 a.m. Opens: 10/4/11 @ 3:00 p.m.	\$ 55.00
RFQ S11-121	Tutoring or Mentoring Services "EXTENDED"	Pre-Bid Conference: Occurred Opens: 9/20/11 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

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

101918 (9-15)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs
v.
Queen Ola
Ola Queen
4012 Eager Terrace
Bowie, MD 20716
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 11-10546**

Notice is hereby given this 7th day of September, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of October, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of October, 2011. The Report of Sale states the amount of the foreclosure sale price to be \$250,393.18. The property sold herein is known as 4012 Eager Terrace, Bowie, MD 20716.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101922 (9-15,9-22,9-29)

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

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

Adoption No: CAA11-18456

**NOTICE TO UNKNOWN
FATHER**

To: UNKNOWN BIRTH FATHER: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA11-18456. All persons who believe themselves to be parents of a female child born on October 21, 2004 in Washington, DC., to LATASHA DOMONIQUE CARINGTON, born December 6, 1988 and UNKNOWN BIRTH FATHER, birth date unknown, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

101928 (9-15)

LEGALS

**Law Offices
GOOZMAN, BERNSTEIN & MARKUSKI**
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480
(410) 792-0075

**SUBSTITUTE TRUSTEES' SALE
Case No. CAE11-18291**

**Of Valuable Improved Real Estate
located in Prince George's County, MD
at 508 Bentwood Drive
Fort Washington, Maryland 20744**

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Lance Soso to Stanley L. Merson and S. Lynne Pulford, Trustees, dated September 27, 2005, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 26130, at Folio 615, docketed for foreclosure in Civil No. CAE11-18291, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland 20772, on

**WEDNESDAY, OCTOBER 5, 2011
AT 11:00 A.M.**

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

BEING Known and designated as Lot Numbered Seven (7) in Block lettered "D" in the subdivision known as "SECTION TWO, TOR-BRYAN ESTATES" as per Plat thereof recorded in Plat Book WWW 70 at Plat 39, among the Land Records of Prince George's County, Maryland; Being in the 12 Election District.

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

A deposit of \$15,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 7.50% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

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

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

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

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

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN
Substitute Trustees

101904 (9-15,9-22,9-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN VIOLA SPRIGGS

Notice is given that Monica Spriggs whose address is 7158 Maxbury Ct., District Heights, MD 20747 was on August 2, 2011 appointed personal representative of the small estate of Carolyn Viola Spriggs who died on June 25, 2011, without a will.

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

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

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

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

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

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

MONICA SPRIGGS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 88166
(9-15)

101926 (9-15)

THE
PRINCE
GEORGE'S

POST

CALL

301-627-0900

FAX

301-627-6260