

COUNTY CHURCH DIRECTORY

UNITED METHODIST

WESTPHALIA

United Methodist Church

"A CHURCH ON THE REACH FOR GOD"
8511 Westphalia Rd.
Upper Marlboro, MD

Two Worship Services:
8 and 10:30 a.m.
Sunday School: **9:30**

(301)735-9373
Fax: (301) 735-1844

Rev. Dr. Timothy West,
Pastor

ALL ARE WELCOME

Web Site:
www.westphaliaum.org

BAPTIST

Forest Heights Baptist Church

We exist to strengthen your relationship with God.
6371 Oxon Hill Road
Oxon Hill, Maryland 20745
Sunday School (Adults & Children) - 9:30 A.M.
Worship Service - 11:00 A.M.
Wed. Prayer Service & Bible Study - 7:00 P.M.

Office (301) 839-1166
Fax (301) 839-1721

E-mail: Office FHBC@verizon.net
Pastor: Rev. Waymond B. Duke

UNITED METHODIST

Union
United Methodist Church

14418 Old Marlboro Pike,
Upper Marlboro, MD

Church (301) 627-5088

Sunday School (Children/Adults) - 8:30 a.m.
Sunday Worship: 10:00 a.m.

Rev. Kendrick D. Weaver, Pastor

BAPTIST

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Sunday Worship:
7:30 a.m., 11:15 a.m., 6:00 p.m.

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Dr. Henry P. Davis III, Pastor
www.fbhp.org

BAPTIST

COMMUNITY CHURCH

WORD OF GOD COMMUNITY CHURCH

"The Church Where Everybody is Somebody and Jesus is Lord"
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(301) 864-3437

Intercessory Prayer: Sundays - 8:30 a.m.
Church School: 9:15 a.m.

Morning Worship Celebration - 10:30 a.m.
Wed. Night Bible Study - 7:45 p.m.
Elder Willie W. Duvall, Pastor

BAPTIST

First Baptist Church of College Park

Welcomes You Where Jesus Christ Is Lord and King
Stephen L. Wright, Sr., Pastor

5018 Lakeland Road
College Park, MD 20740
301-474-3995
www.fbc-cp.org

Sunday School 9:30a.m.
Sunday Worship 11a.m.
Holy Communion 1st Sunday
Wednesday Bible Study 7-8p.m.
Wednesday Prayer Service 8p.m.

Church Directory Advertisements are paid ads.

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THE PRINCE

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Editorials &

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Have a Safe

Weekend

Remember,

Don't

Drink

Alcohol and

Drive!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
8684 Devon Hills Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Carrella Q Jubilee aka Carella Jubilee, dated October 8, 2007, and recorded in Liber 28864 at folio 689 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

JANUARY 17, 2012
AT 9:30 AM

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

BEING KNOWN AND DESIGNATED AS UNIT NUMBERED 8684, BUILDING NUMBERED ELEVEN (11) OF PHASE 12-B, IN THE CONDOMINIUM REGIME KNOWN AS "DEVON HILLS CONDOMINIUM" AS ESTABLISHED PURSUANT TO THE DECLARATION OF DEVON HILLS CONDOMINIUM MADE BY PALMER WOODS LIMITED PARTNERSHIP DATED AUGUST 15, 1988 AND RECORDED IN LIBER 7079, FOLIO 790 AND AMENDED BY THE SIXTEENTH AMENDMENT THERETO RECORDED IN LIBER 9080, FOLIO 522, BOTH DOCUMENTS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND AND PURSUANT TO THE PLATS AND PLANS OF PHASE 12-B IN THE CONDOMINIUM REGIME KNOWN AS "DEVON HILLS CONDOMINIUM" DESCRIBED IN SAID DECLARATION AND THE SIXTEENTH AMENDMENT THERETO, RECORDED IN THE AFORESAID LAND RECORDS IN PLAT BOOK VJ, NO. 167, PLATS NUMBERED 13-15, INCLUSIVE. BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND IN THE COMMON EXPENSES AND COMMON PROFITS OF THE AFORESAID CONDOMINIUM.

SUBJECT TO AND WITH THE BENEFIT OF THE AFORESAID CONDOMINIUM DECLARATION AND CONDOMINIUM BY-LAWS, AS AMENDED TO DATE, RESPECTIVELY; FURTHER SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS CONTAINED IN OR REFERRED TO IN THE AFORESAID CONDOMINIUM DECLARATION, AS AMENDED TO DATE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATION TO PAY THE ASSESSMENTS AS DESCRIBED IN THE CONDOMINIUM DECLARATION AND BY-LAWS, AS AMENDED TO DATE.

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

102810

(12-29,1-5,1-12)



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AUCTION - Construction Equipment & Trucks, December 9, 9 AM, Richmond, VA. Excavators, Dozers, Dumps & More. Accepting Items Daily. Motley's Auction & Realty Group, 804-232-3300, Error! Hyperlink reference not valid., VAAL #16

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Red Cross Blood Donors Can Honor the Fight Against Breast Cancer

The American Red Cross, Greater Chesapeake and Potomac Region is honoring those who have struggled with this disease with "Walls of Hope" at all blood drives and donor centers throughout the month of October. Participants may write a small card in honor of a cancer patient to post on the Wall of Hope. Call 1-800-RED CROSS (1-800-733-2767) to schedule a life-saving donation appointment. Platelet donors can call 1-800-272-2123 to schedule an appointment.

Blood is often used to treat those undergoing treatment for all types of cancer, including breast cancer. Cancer treatments such as chemotherapy can kill red blood cells and platelets, and these patients rely on blood transfusions throughout their treatment to remain strong and recover.

According to the American Cancer Society, over 1.5 million people are expected to be diagnosed with cancer in 2010 in the United States.

Many of those patients will require transfusions of blood and platelets. "This is a wonderful opportunity to give life to local patients in need with a blood donation and show your support of the fight against Breast Cancer" said Gary J. Ouellette, Chief Executive Officer for the GC&P Region. "Many of us know someone who has been touched by this disease, or by another form of cancer, and this give our donors the opportunity to share their experience with others while giving hope to patients who may currently be fighting the battle."

The "Wall of Hope" will be available at all American Red Cross Donor Centers and participating blood drives throughout October. In addition, all participants will receive a commemorative "I Gave Hope" lapel pin (while supplies last). Blood donations are needed to treat patients throughout the Greater Chesapeake and Potomac Region undergoing treatment for cancer, premature babies, trauma victims, transplant surgeries, those with chronic blood disorders, and many others. Over 1000 units of blood are needed daily to meet the needs of local patients.

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

**12026 HALLANDALE TERRACE
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Russell Stanley, III, dated June 14, 2007 and recorded in Liber 28285, Folio 596 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,000.00, and an original interest rate of 7.625%, 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 **JANUARY 24, 2012 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. 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
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Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

102836 (1-5-12,1-19)

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

**2903 CEDAR CREST COURT
SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Denny A. Oladipupo and Jeanette Hollis Oladipupo, dated November 6, 2006 and recorded in Liber 26707, Folio 70 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$525,000.00, and an original interest rate of 8.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 24, 2012 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$51,000.00 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

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Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

102834 (1-5-12,1-19)

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

**12834 CAROUSEL COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Andre Nelson and LaShaun Nelson, dated February 27, 2007 and recorded in Liber 27846, Folio 98 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original interest rate of 6.490%, 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 **JANUARY 24, 2012 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$26,000.00 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

102830 (1-5-12,1-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
10613 Bickford Avenue, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Dennis Jackson, dated February 1, 2008, and recorded in Liber 29377 at folio 149 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

**JANUARY 10, 2012
AT 9:36 AM**

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

LOT NUMBERED SEVEN(7) IN BLOCK LETTERED "B" (BLOCK F AND PART OF BLOCKS B, D & E) IN THE SUBDIVISION KNOWN AS "DEN LEE ACRES" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 123, FOLIO 36

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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

102785 (12-22,12-29,1-5)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.**

**Improved by premises known as
8437 Ravenswood Road, Hyattsville, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Francisco De Paula Leon Gonzalez and Manuel Moreno Sotelo, dated April 24, 2008, and recorded in Liber 29650 at folio 297 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

**JANUARY 10, 2012
AT 9:33 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED NINE (9) IN BLOCK NUMBERED (4) IN A SUBDIVISION KNOWN AS "SECTION 7, CARROLLTON", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31 AT PLAT 95 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

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

102787 (12-22,12-29,1-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
3501 Regency Parkway, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Natasha Davis, dated June 2, 2006, and recorded in Liber 25394 at folio 568, re-recorded in Liber 26430 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JANUARY 24, 2012
AT 9:33 AM**

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

LOT NUMBERED TWENTY (20) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT 1, SECTION 1, REGENCY TOWNS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 34, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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

102842 (1-5-12,1-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARSHALL WINSLOW
BLEDSOE**

Notice is given that Bonnie L. Knox whose address is 1393 Greenway Drive, Annapolis, MD 21409 was on December 2, 2011 appointed personal representative of the estate of Marshall Winslow Bledsoe who died on November 3, 2001 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 2nd day of June, 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.

BONNIE L. KNOX
Personal Representative

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

Estate No. 88967
102789 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM LOUIS BRISCOE SR.

Notice is given that Deborah Manson whose address is 2808 Needlewood Lane, Bowie, MD 20716 was on September 21, 2011 appointed personal representative of the estate of William Louis Briscoe Sr. who died on June 23, 2011 with a will.

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

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

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

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

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

DEBORAH MANSON
Personal Representative

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

Estate No. 87963
102766 (12-15,12-22,12-29)

NOTICE

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

vs. Plaintiffs

Nicholas T Rapisardi
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 11-20863**

ORDERED, this 15th day of December, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4411 Romlon Street #102, Beltsville, Maryland 20705 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 17th day of January, 2012, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of January, 2012, next.

The report states the amount of sale to be \$27,454.11.

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

True Copy—Test:
Marilynn M. Bland, Clerk

Estate No. 89074
102794 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS MARIE ZEMAN

Notice is given that Jill Marie Zeman whose address is 47 C Ridge Road, Greenbelt, MD 20770 was on December 5, 2011 appointed personal representative of the estate of Doris Marie Zeman who died on October 23, 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 5th day of June, 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.

JILL MARIE ZEMAN
Personal Representative

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

Estate No. 89110
102791 (12-22,12-29,1-5)

**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 February 23, 2012 and will be heard on April 24, 2012. Those licenses are:

Class D, Beer and Wine—17 DW 11

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

Public Hearings are also scheduled for March 7, 2012 and March 14, 2012 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

Attest:
Diane M. Bryant
Administrative Assistant
December 19, 2011

102832 (1-5,1-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CRYSTAL A. NORRIS

Notice is given that Mario W. Norris whose address is 15615 Atlantis Drive, Bowie, MD 20716 was on December 15, 2011 appointed personal representative of the estate of Crystal A Norris who died on November 13, 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 15th day of June, 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.

MARIO W. NORRIS
Personal Representative

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

Estate No. 89074
102818 (12-29,1-5,1-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF

ROSALIE JONES FISHER

Notice is given that Curtis Nixon whose address is 8521 Glista Place, Waldorf, MD 20603 was on December 19, 2011 appointed personal representative of the estate of Rosalie Jones Fisher who died on November 19, 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 19th day of June, 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.

CURTIS NIXON
Personal Representative

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

Estate No.89204
102819 (12-29,1-5,1-12)

MECHANIC'S LIEN SALE

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

**JANUARY 13, 2012
AT 10:00 A.M.**

Morris Faulcon Auto Repair,
Baltimore, MD
1999 CHEVY
VIN: 1GBJG31F5X1133110

1998 THOMAS
VIN: 1T88G2B13W1157782

1995 FORD VAN
VIN: 1FDKE3UF25HB17305

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

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

102843 (1-5,1-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BERTHA PEARLINE
WASHINGTON**

Notice is given that McArthur Washington whose address is 4020 1st Street, SE, # A-302, Washington, DC 20032 was on December 20, 2011 appointed personal representative of the small estate of Bertha Pearlina Washington who died on May 17, 1992 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.

Any person 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.

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

MCARTHUR WASHINGTON
Personal Representative

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

Estate No. 89246
102838 (1-5)

LEGALS

Richard F. Stefanelli, Esquire
Heise Jorgensen & Stefanelli, P.A.
18310 Montgomery Village Avenue,
Suite 400
Gaithersburg, MD 20879

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARESSITA T. KUHN

Notice is given that Robert V. Kuhn, Jr. whose address is 4705 Fox Street, College Park, MD 20740 was on November 21, 2011 appointed personal representative of the small estate of Maresita T. Kuhn who died on October 17, 2011 with a will.

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

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

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

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

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

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

ROBERT V. KUHN, JR.
Personal Representative

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

Estate No. 88893
102839 (1-5)

NOTICE

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

Plaintiffs

vs.

Edith Emelife-Gigger
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 11-19014**

ORDERED, this 28th day of December, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14602 Danube Lane, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of January, 2012, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of January, 2012, next.

The report states the amount of sale to be \$555,091.19.

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

True Copy—Test:
Marilynn M. Bland, Clerk

102840 (1-5,1-12,1-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Clyde R. Skeete
Clyde Skeete
7807 Temple Street
Hyattsville, MD 20783

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-17418**

Notice is hereby given this 14th day of December, 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 16th day of January, 2012, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of January, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$451,008.12. The property sold herein is known as 7807 Temple Street, Hyattsville, MD 20783.

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

True Copy—Test:
Marilynn M. Bland, Clerk

102795 (12-22,12-29,1-5)

LEGALS

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
LARRY ESSEX, SR.

Notice is given that Larry Essex, Jr. whose address is 6606 Willow Creek Road, Bowie, MD 20720 was on December 7, 2011 appointed personal representative of the estate of Larry Essex, Sr. who died on November 13, 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 7th day of June, 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.

LARRY ESSEX, JR.
Personal Representative

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

Estate No. 89139
102790 (12-22,12-29,1-5)

**PRINCE GEORGE'S COUNTY
GOVERNMENT
BOARD OF LICENSE COMMISSIONERS**

OFFICIAL NOTICE

**Notice of
Public Hearing**

Pursuant to Section 10-302 of Article 2B of the Annotated Code of Maryland, Notice is hereby given that all alcoholic beverage licenses in Prince George's County will expire as follows:

Class A, Licenses expire on April 30th
Class B, Licenses expire on May 31st
Class C, Licenses expire on June 30th
Class D, Licenses expire on June 30th

In order to process a protest against the granting of the 2012 - 2013 License Renewal, a protest notice must be submitted to the Board of License Commissioners no later than March 1, 2011.

Protest of a renewal shall be filed on or before **March 1, 2012** at the Board of License Commissioners, 5012 Rhode Island Avenue, Hyattsville, Maryland 20781.

**BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)**
FRANKLIN D. JACKSON, CHAIRMAN
SHAIHI MWALIMU, VICE CHAIRMAN
CHARLES W. CALDWELL, III,
COMMISSIONER
EARL J. HOWARD, COMMISSIONER
DAVID DAESOK SON,
COMMISSIONER

Attest:
Diane M. Bryant
Administrative Assistant
November 18, 2011

102831 (1-5,1-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Yolanda R. Oliver
15210 Emory Court
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-38827**

Notice is hereby given this 15th day of December, 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 17th day of January, 2012, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 17th day of January, 2012.

The Report of Sale states the amount of the foreclosure sale price to be \$151,443.27. The property sold herein is known as 15210 Emory Court, Bowie, MD 20716.

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

True Copy—Test:
Marilynn M. Bland, Clerk

LEGALS

Dena C. Feeney, Esquire
 Feeney & Kuwamura, P.A.
 1010 Wayne Avenue, Suite 350
 Silver Spring, MD 20910

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
JACQUELINE KAYE THOMAS

Notice is given that Susan Carol Torres whose address is 6317 Taylor Road, Riverdale, MD 20777 and Steven Michael Thomas whose address is 1446 Mara Vista Ct., Crofton, MD 21114 was on December 19, 2011 appointed co-personal representatives of the estate of Jacqueline Kaye Thomas who died on October 22, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 19th day of June, 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 co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

**SUSAN CAROL TORRES
 STEVEN MICHAEL THOMAS**
 Co-Personal Representatives

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

Estate No. 89224
102820 (12-29,1-5,1-12)

**PRINCE GEORGE'S COUNTY
 GOVERNMENT**

**Board of License
 Commissioners**

**(Liquor Control Board)
 JANUARY 24, 2012**

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

NEW – BLX

David A. Jones, Managing Member, Matthew A. Verney, Member for a Class B, BLX, Beer, Wine and Liquor License for the use of Woodmore Restaurant Holding, LLC, t/a Copper Canyon Grill, 9300 Taj Lane, Lanham, 20706.

TRANSFER

Janaki Kasawala, Member-Manager, Betty A. Armwood, Member/Authorized Person for a Class A, Beer, Wine and Liquor License for the use of My Mavadi, LLC, t/a Freddie's Liquor Store, 7700 Marlboro Pike, Forestville, 20747 transfer from Mavadi, Inc., t/a Freddie's Liquor Store, Betty A. Armwood, President/Secretary/Treasurer.

Madhavlal Patel, Member/Authorized Person, Gwendolyn Ann Jones, Member for a Class A, Beer, Wine and Liquor License for the use of SAHIL, LLC, t/a Gem Liquors, 9443 Annapolis Road, Seabrook, 20706 transfer from OST Liquors, Inc., t/a Gem Liquors, Steve C. Levy, President, Ronald Payne, Assistant Secretary.

Bhogilal Jibabhai Patel, Member/Authorized Person, Alfreda Ann Davis, Member for a Class A, Beer, Wine and Liquor License for the use of Marlton Liquors, L.L.C., t/a Marlton Liquors, 9518 Crain Highway, Upper Marlboro, 20772 transfer from Marlton Liquors, L.L.C., t/a Marlton Liquors, Alfreda Davis, Authorized Person, Madhavlal Patel, Member.

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

TRANSFER OF LOCATION

Ali Azima, Authorized Person, Maurice Jenoure, Authorized Person/Member for a Class B, Beer and Wine License for the use of Austin Grill, LLC, t/a Austin Grill Express, 8150 Baltimore Avenue, Unit E, College Park, 20740 transfer of location from Wanoke, Inc., t/a Alario's Pizzeria Restaurant, 9204 Baltimore Avenue, College Park, 20740, Alan Wanuck, President/Secretary/Treasurer.

NEW
 Danilo E. Mejia,
 President/Secretary/Treasurer for

a Class B, Beer and Wine License for the use of Damar Corporation, t/a Pollo Fiesta Restaurant, 6408 Kenilworth Avenue, Riverdale, 20737.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., **Tuesday, January 24, 2012.** Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
 Diane M. Bryant
 December 22, 2011

102833 (1-5,1-12)

**MECHANIC'S LIEN
 SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duval Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on January 23rd, 2012. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 5759B 1985 CRUISERS 32FT MD# 9689BA OFFICIAL # 686787 VESSEL NAME "1-DER-FUL" SKIPJACK COVE YACHTING RESORT 150 SKIPJACK RD BOX 208 GEORGETOWN

LOT# 5809B 1978 JENSEN 22FT MD# 6971AC BALTIMORE YACHT BASIN 2600 INSUALTOR DR BALTIMORE

LOT# 5817B 1968 PENNYAN 20FT MD# 5545BW SELBY BAY MARINA 931 SELBY BLVD EDGEWATER

LOT# 5821 2000 CHEVROLET Cavalier-L4 VIN# 1G1JC524Y7335131 MIDWAY CHEV OLDS CAD PONT BUICK 1337 OCEAN HWY POB 268 POCOMOKE CITY

LOT# 5823 1999 HONDA Accord VIN# 1HGCG1643XA014005 SALISBURY TRANSMISSION & AUTO REPAIR IN 136 CLEMWOOD ST SALISBURY

LOT# 5824 2004 VOLKSWAGEN Jetta VIN# 3VWRK69M64M014639 SALISBURY TRANSMISSION & AUTO REPAIR IN 136 CLEMWOOD ST SALISBURY

LOT# 5825 1998 FORD TRUCK Ranger-V6 VIN# 1FTYR14C4WTA42391 SOS AUTO SERVICE 1208 OLD OCEAN CITY ROAD SALISBURY

LOT# 5826B 1999 SEADOO BOMBARDIER XP MD# 1914BY RACE TRACK AUTO & MARINE 10834 OCEAN GATEWAY BERLIN

LOT# 5827B 1999 SEADOO BOMBARDIER GSX MD# 1913BY RACE TRACK AUTO & MARINE 10834 OCEAN GATEWAY BERLIN

LOT# 5830 1999 FORD TRUCK Explorer-V6 VIN# 1FMZU35P0XZA93283 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT# 5831 1998 HONDA Accord VIN# 1HGCG2251WA023420 GWLM, INC DBA AAMCO TRANSMISSIONS 5870 URBANA PIKE FREDERICK

LOT# 5832 2001 FORD F450 VIN# 1FDFX46F61EA98032 GWLM, INC DBA AAMCO TRANSMISSIONS 5870 URBANA PIKE FREDERICK

LOT# 5833 2002 ISUZU Trooper-V6 VIN# JACDJ58X827J02622 CAR SOLUTIONS AUTOMOTIVE 8540 EDGEWORTH DR CAPITOL 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

102841 (1-5,1-12)

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**

**410 CARROLL AVENUE
 LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Mory Leonzo and Gladys Leonzo, dated April 16, 2007 and recorded in Liber 28128, Folio 377 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$351,000.00, and an original interest rate of 7.500%, 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 **JANUARY 24, 2012 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$35,000.00 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

102835 (1-5,1-12,1-19)

LEGALS

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

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

**Improved by premises known as
 7247 Crafford Place, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Mary B Johnson, dated November 7, 2008, and recorded in Liber 30204 at folio 545 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

**JANUARY 24, 2012
 AT 9:30 AM**

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

BEING UNIT 7247, BUILDING NUMBERED TWENTY-ONE (21) SIXTH (6TH) AMENDED PLAY, IN A SUBDIVISION KNOWN AS "ROSEDALE ESTATES CONDOMINIUM" AS PER PLAT RECORDED IN NLP 104 AT 77, AMONG THE AFORESAID LAND RECORDS, BEING IN THE 12TH ELECTION DISTRICT.

The property is improved by a dwelling.

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

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

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

102829 (1-5,1-12,1-19)

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**

**2210 BERMONDSEY DRIVE
 BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Alphonso M. Murrill, dated January 27, 2004 and recorded in Liber 019065, Folio 0303 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$407,875.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 10, 2012 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$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.

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

102802 (12-22,12-29,1-5)

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

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

**Improved by premises known as
 8501 Boundary Lane, Brandywine, Maryland 20613**

By virtue of the power and authority contained in a Deed of Trust from Kirk Keys and Kirk L Keys aka Kirk Keys, dated May 25, 2007, and recorded in Liber 28241 at folio 364 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

**JANUARY 10, 2012
 AT 9:30 AM**

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

LOT NUMBERED THIRTY-SEVEN (37), IN THE SUBDIVISION KNOWN AS "BRANDYWINE HEIGHTS ADDITION", PER PLAT RECORDED IN PLAT BOOK VJ 169 AT PLAT 78 (BEING A RESUBDIVISION OF LOTS 31 & 32 IN THE SUBDIVISION KNOWN AS "BRANDYWINE HEIGHTS ADDITIONS" AS PER PLAT RECORDED IN PLAT BOOK BB 12 AT PLAT), AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

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

102786 (12-22,12-29,1-5)

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