

Washington Post: January 26, 2023

**SHERIFF'S SALE
VALUABLE REAL PROPERTY**

STATE OF MARYLAND
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the Circuit Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of FM POOL 2007 LLC VS. GB HERNDON AND ASSOCIATES INC, ET AL. in the Circuit Court for Montgomery County, Maryland Case No. 355493V have this 5th day of August 2022, seized and taken into execution all the right and title, claim, interest, and estate, at the time the judgment became a lien on the property, both at law and in equity of the said Gloria Herndon, of, in, to, and about the following described property to wit:

Real property of Gloria Herndon, located at 9909 Bald Cypress Drive, Rockville, Maryland 20850 and further described as Lot numbered FIVE (5) in Block lettered "E", in a subdivision known as "THE WILLOWS OF POTOMAC", as per plat thereof recorded in Plat Book 166 at plat number 18685 among the Land Records of Montgomery County, Maryland.

BEING a part of the property described in Liber 14396, folio 168, among the Land Records of Montgomery County, Maryland.

Being the same property conveyed unto Gloria Herndon by deed recorded in Liber 14840 at Folio 219 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Gloria Herndon's interest only. The described property will be sold subject to reservations of title, subject to liens of records, and to all claims known and unknown. To obtain clear title, the cost of conveyance and outstanding senior liens must be paid by the purchaser.

I hereby give notice that I will sell all the right, title, claim, interest and estate both in law and in equity of the said Gloria Herndon, and, of, in, to, and about the above-described property to the highest bidder for cash at the Maryland Avenue entrance of the Judicial Center, 50 Maryland Avenue, Rockville, Maryland on February 15, 2023, at 10:00 am.

TERMS OF SALE:

A deposit of **fifty thousand dollars (\$50,000.00)** of the purchase price will be required at the time of the sale, balance due within 10 days after ratification from the courts. Deposit and

remaining balance must be paid in U.S. currency, certified check, or cashier's check. No personal or business checks will be accepted. To be eligible to bid you must have a government issued photo ID (i.e., Drivers License) and **fifty thousand dollars (\$50,000.00)** deposit in hand.

In the event of default by said purchaser and at their risk and expenses, the Sheriff may declare the deposit forfeited and resell the premises. In such event the defaulting purchaser will be liable for payment of all costs and expenses of both sales. The forfeited deposit, less expenses, will be credited towards the judgment after the final ratification. This sale will be final after ratification from the courts.

Maxwell C. Uy, Sheriff
Montgomery County, Maryland