

Washington Post: September 13, 2024

**SHERIFF'S SALE
VALUABLE REAL PROPERTY**

STATE OF MARYLAND
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the District Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Riverstone Condominium, Inc. vs. Joshua L. Hernandez in the District Court for Montgomery County, Maryland Case No. 06-02-0001447-2021 have this 23rd day of February 2024, 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 Joshua L. Hernandez, of, in, to, and about the following described property to wit:

Real property of Joshua L. Hernandez, located at 13107 Millhaven Place, Unit 6-N, Germantown, MD 20874 and further described as Condominium Unit (6-N), in the condominium regime known as "Phase 6, Building 6, Riverstone Condominium", as per Declaration of Condominium, Riverstone Condominiums, dated June 9, 1994 and recorded July 8, 1994 in Liber 12753 at Folio 127, and as supplemented by First Supplementary Declaration dated July 28, 1994 and recorded August 8, 1994 in Liber 12833 at Folio 127; by a Second Supplementary Declaration dated August 30, 1994 and recorded September 6, 1994 in Liber 12898 at Folio 434; by a Third Supplementary Declaration dated September 29, 1994 and recorded October 3, 1994 in Liber 12959 at Folio 466; by Forth Supplementary Declaration dated October 19, 1994 and recorded November 4, 1994 in Liber 13052 at Folio 80; by Fifth Supplementary Declaration dated November 30, 1994 and recorded December 28, 1994 in Liber 13170 at Folio 481; by Sixth Supplementary Declaration dated January 17, 1995, and recorded February 10, 1995 in Liber 13252 at Folio 540; by a Seventh Supplementary Declaration dated February 18, 1995 and recorded February 22, 1995 in Liber 13265 at Folio 480; by the Eighth Supplementary Declaration dated March 9, 1995 and recorded March 13, 1995 in Liber 13295 at Folio 149; and by a Ninth Supplementary Declaration dated May 8, 1995 and recorded May 8, 1995 in Liber 13386 at Folio 323; by a Tenth Supplementary Declaration dated August 7, 1995 and recorded August 14, 1995 in Liber 13562 at Folio 385; by an Eleventh Supplementary Declaration recorded January 16, 1996 in Liber 13867 at Folio 325; by a Twelfth Supplementary Declaration dated April 23, 1996 and recorded April 23, 1996 in Liber 14068 at Folio 430; by a Thirteenth Supplementary Declaration recorded in Liber 14269 at Folio 430; by a Fourteenth Supplementary Declaration, to add phase 6, recorded on march 25, 1997 in Liber 14763 at Folio 614 and per Condominium Plat showing phase 6 recorded in Condominium Plat Book 72 at Plat Nos 7283, 7284 and 7285, all among the Land Records of Montgomery County, Maryland together with an undivided interest in the

common elements, common expenses and common profits of the said Condominium.

Being the same property conveyed unto Joshua L. Hernandez by deed recorded in Liber 41911 at Folio 00304 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Joshua L. Hernandez'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 Joshua L. Hernandez, 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 Wednesday, October 2, 2024 at 11:00 am.

TERMS OF SALE:

A deposit of **five thousand dollars (\$5,000.00)** 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., Driver's License) and **five thousand dollars (\$5,000.00)** 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