

Washington Post: October 24, 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 Landing Glen Condominium, Inc. vs. Patricia A. Nicholson in the District Court for Montgomery County, Maryland Case No. D-06-CV-22-013866 have this 17th day of April 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 Patricia A. Nicholson, of, in, to, and about the following described property to wit:

Real property of Patricia A. Nicholson, located at 13624 Ambassador Drive, Germantown, MD 20874 and further described as Condominium Unit Numbered 13624, in PHASE VIII, in a plan of Condominium Subdivision styled "LANDING GLEN CONDOMINIUM", as per plat thereof recorded in Condominium Plat Book 41 at Plats 4315 and 4316, among the Land Records for Montgomery County, Maryland, being the land and premises declared to be subject to a horizontal property or condominium regime by Declaration dated July 25, 1985 and recorded in Liber 6804 folio 72 and in Declaration dated August 6, 1985 and recorded in Liber 6816 folio 820, as amended by Liber 6839 folio 403, by First Supplement dated September 13, 1985, and recorded in Liber 6856 folio 12, and by Second Supplement recorded in Liber 7061 folio 202; amended by instrument recorded in Liber 7077 folio 127; by Third Supplement recorded in Liber 7098 folio 666; by Fourth Supplement recorded in Liber 7128 folio 98; and by Fifth Supplement recorded in Liber 7271 folio 552, among the aforesaid Land Records.

Being the same property conveyed unto Patricia A. Nicholson by deed recorded in Liber 15819 at Folio 00631 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Patricia A. Nicholson'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 Patricia A. Nicholson, 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 Thursday, November 14, 2024 at 10:00 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