

Washington Post: November 21, 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 Kingsview Ridge Condominium, Inc. vs. Charles Mankatah in the District Court for Montgomery County, Maryland Case No. D-06-CV-22-009839 have this 14<sup>th</sup> day of May 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 Charles Mankatah, of, in, to, and about the following described property to wit:

**Real property of Charles Mankatah, located at 13764 Palmetto Circle, Germantown, MD 20874 and further described as Condominium Unit Numbered 13764, Phase 1, Building 1, in a Condominium styled "KINGSVIEW RIDGE CONDOMINIUM" as per plat recorded in Condominium Plat Book 74 at Plats 7423 through and including 7425, among the Land Records of Montgomery County, Maryland, as from time to time amended or supplemented; said unit being a part of the land and premises subjected to a Condominium Regime by a certain Declaration of Condominium dated January 9, 1998 and recorded in Liber 15489, folio 376, among the aforesaid Land Records as from time to time amended, together with an undivided interest in the common elements.**

**Being the same property conveyed unto Charles Mankatah by deed recorded in Liber 15808 at Folio 00417 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Charles Mankatah'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 Charles Mankatah, 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, December 11, 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