

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 Circuit Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Lydia Priyadarshini Selva vs. Benjamin Selva in the Circuit Court for Montgomery County, Maryland Case No. 157393FL have this 15th day of February 2023, 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 Benjamin Selva, of, in, to, and about the following described property to wit:

Real property of Benjamin Selva, located at 15612 Good Hope Road, Silver Spring, MD 20905 and further described as Lot numbered SEVEN (7) in Block lettered "EE" in the subdivision known as "GOOD HOPE ESTATES" as per plat thereof recorded in Plat Book 101 at Plat no. 11491 among the Land Records of said Montgomery County, Maryland.

Being the same property conveyed unto Benjamin Selva by deed recorded in Liber 22924 at Folio 375 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Benjamin Selva'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 Benjamin Selva, 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 October 2, 2024 at 10:45 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