

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 Ronald Mattox, et al. vs. Jean Greene in the Circuit Court for Montgomery County, Maryland Case No. 440990V 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 Jean Greene, of, in, to, and about the following described property to wit:

Real property of Jean Greene, located at 16104 Oak Hill Road, Spencerville, MD 20868 and further described as LOT 6, BLOCK C, IN THE SUBDIVISION KNOWN AS "PARR'S RIDGE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 190, PLAT 20857.

Being the same property conveyed unto Jean Greene by deed recorded in Liber 56806 at Folio 00064 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Jean Greene'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 Jean Greene, 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 11:15 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