

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 Circuit Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Crowley, Hoge & Fein, P.C. vs. Yoseph Seyoum in the Circuit Court for Montgomery County, Maryland Case No. C-15-CV-22-004124 have this 3<sup>rd</sup> day of September 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 Yoseph Seyoum, of, in, to, and about the following described property to wit:

**Real property of Yoseph Seyoum, located at 1900 Lyttonsville Road, #306, Silver Spring, MD 20910 and further described as Unit Number 306 parking Unit number 57 in "The Park Sutton Condominium", as established pursuant to a certain Declaration of Condominium of PSC Corporation, a Maryland corporation dated December 10, 1979 and recorded among the Land Records of Montgomery County, Maryland in Liber 5444 at Folio 145, pursuant to the appropriate Plats described I said Declaration of Condominium, recorded among the aforesaid Land Records in Condominium Building Plan Book 22 at Plats 2155 through 2161, inclusive.**

**Being the same property conveyed unto Yoseph Seyoum by deed recorded in Liber 57806 at Folio 00184 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Yoseph Seyoum'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 Yoseph Seyoum, 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 10:45 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