

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 Circuit Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Barbara J. Stidham vs. Patrick M. Stidham in the Circuit Court for Montgomery County, Maryland Case No. 174800FL have this 16th 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 Patrick M. Stidham, of, in, to, and about the following described property to wit:

Real property of Patrick M. Stidham, located at 22931 Old Hundred Road, Dickerson, MD 20842 and further described as Beginning for the same at an iron pipe found, said pipe being the point of beginning of a certain deed from Bernstein to Barnsville Limited Partnership, as recorded in Liber 4049 at folio 198 in the Land Records of Montgomery County, Maryland, thence from said iron pipe and running with part of the tenth or North 33 degrees 21 minutes East 947.64 foot line of said deed reversely as now surveyed;

- 1. South 29 degrees 50 minutes 46 seconds West 509.71 feet to an iron pipe found, said pipe being the point of beginning of a certain deed from Brown to Proctor as recorded in Liber 2943 at folio 686 of the above said Land Records, thence with the 8th or South 52 degrees 05 minutes 50 seconds East 129.84 foot line of the deed from Brown to Proctor reversely as now surveyed;**
- 2. North 52 degrees 05 minutes 50 seconds West 129.73 feet to an iron pipe found, thence with the 7th or South 52 degrees 05 minutes 50 seconds East 20.16 foot line of the deed from Brown to Proctor, reversely as now surveyed;**
- 3. North 52 degrees 05 minutes 50 seconds West 19.27 feet to the center line of Old Hundred Road, thence with said center line, the following three courses;**
- 4. North 44 degrees 59 minutes 16 seconds East 306.10 feet to a point, thence;**
- 5. North 44 degrees 36 minutes 08 seconds East 121.47 feet to a point, thence;**
- 6. North 42 degrees 42 minutes 40 seconds East 77.84 feet to a point, thence;**
- 7. South 60 degrees 09 minutes 14 seconds East 19.30 feet to the point of beginning containing 41,560 square feet or 0.9541 acres +/-.**

Being the same property conveyed unto Patrick M. Stidham by deed recorded in Liber 33305 at Folio 00356 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Patrick M. Stidham'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 Patrick M. Stidham, 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 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