

Washington Post: December 19, 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 Woodlake Park Condominium vs. Habtamu Yimesgen in the District Court for Montgomery County, Maryland Case No. D-06-CV-22-014081 have this 22<sup>nd</sup> day of October 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 Habtamu Yimesgen, of, in, to, and about the following described property to wit:

**Real property of Habtamu Yimesgen, located at 3529 Woodlake Drive, Silver Spring, MD 20904 and further described BEING KNOWN AND DESIGNATED as Unit Number 32 in Phase No. 7, in the Woodlake Park Condominium as established pursuant to the Declaration of the Woodlake Park Condominium, Inc. by Beazer Homes Corp., Declarant, dated February 11, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber LEK No. 48336, folio 164, et seq., as amended from time to time especially in the Sixth Supplementary Declaration Woodlake Park Condominium, Inc. dated August 7, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber LEK, No. 49129, folio 264, et seq., the By-Laws recorded as part of the Declaration at Liber LEK No. 48336, folio 187, and pursuant to the plats entitled "Condominium Plat, Phase 7, Woodlake Park Condominium, Inc." recorded among the aforesaid Land Records on Plat LEK No. 11157 and "Condominium Plat Unit Plan Phase 7, Woodlake Park Condominium, Inc." recorded among the aforesaid Land Records on Plat LEK No. 11158. The improvements thereon being known as 3529 Woodlake Drive, Silver Spring, Maryland 20904.**

**Being the same property conveyed unto Habtamu Yimesgen by deed recorded in Liber 49388 at Folio 00136 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Habtamu Yimesgen'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 Habtamu Yimesgen, 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, January 8, 2025 at 10:15 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