

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 District Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of The Villa Ridge Condominium vs. Seymore Daniels and John Daniels Jr. in the District Court for Montgomery County, Maryland Case No. D-06-CV-23-007613 have this 25th day of June 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 Seymore Daniels and John Daniels Jr., of, in, to, and about the following described property to wit:

Real property of Seymore Daniels and John Daniels Jr., located at 406 Girard Street, No. 202, Gaithersburg, MD 20877 and further described as Unit No. 35 in "Section One, THE VILLA RIDGE CONDOMINIUM", as per Condominium Plat thereof recorded in Condominium Plat Book 15 at Plats 1485 through 1491, among the Land Records of MONTGOMERY COUNTY, MARYLAND.

Being the same property conveyed unto Seymore Daniels and John Daniels Jr. by deed recorded in Liber 16365 at Folio 00050 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Seymore Daniels and John Daniels Jr.'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 Seymore Daniels and John Daniels Jr., 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 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