

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 District Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of The Elizabeth Condominium Association, Inc. vs. SLBR LLC in the District Court for Montgomery County, Maryland Case No. 0601-0008438-2021 & No. 0601-0008440-2021 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 SLBR LLC, of, in, to, and about the following described property to wit:

Real property of SLBR LLC, located at 4601 N Park Ave., 11C, 12C, P423, and P424, Chevy Chase, MD 20815 and further described as Unit number 012-C, together with a 10% interest in Unit number 016-C, in "THE ELIZABETH CONDOMINIUM" as established pursuant to a certain Condominium Master Deed of Marina Apartments, Inc., a Virginia corporation, dated June 26, 1974 and recorded among the Land Records of Montgomery County, Maryland in Liber 4543 at folio 1, as amended by Corrective Amendment to Condominium Master Deed dated August 21, 1974 and recorded among said Land Records in Liber 4565 at folio 100, and further amended by Second Corrective Amendment to Condominium Master Deed dated October 31, 1974 and recorded among said Land Records in Liber 4593 at folio 772; and pursuant to the appropriate plats described in said Condominium Master Deed, as amended, recorded among the aforesaid Land Records in Condominium Building Plan Book 12 at Plats 1216 through 1238, inclusive, and corrective Sheets numbered 2, 3, 4, and 5 of 23 recorded in Condominium Building Plat Book 14 at Plats 1403 through 1406, inclusive, as amended by Third Amendment to Declaration of Condominium dated August 8, 1977 and recorded among said Land Records in Liber 5012 at folio 577, and by Corrective Third Amendment to Declaration of Condominium dated September 26, 1977 and recorded among said Land Records in Liber 5023 at folio 164, and plats attached thereto.

Unit numbered 11-C and 12% interest in Unit 16-C and Parking Units P-423 and P424 in the ELIZABETH CONDOMINIUM, a horizontal property regime established by the Condominium Declaration made by Marina Apartments, Inc., a Virginia corporation, dated June 26, 1974 and recorded June 28, 1974, in Liber 4543 at folio 001 among the Land Records of Montgomery County, Maryland, and by Condominium Plats and Plans recorded in Condominium Plat Book 12 at Plat 1216, et seq., together with an undivided percentage interest in and to the common elements of said ELIZABETH CONDOMINIUM as set forth in said Condominium Declaration.

Being the same property conveyed unto SLBR LLC by deed recorded in Liber 30827 at Folio 00397 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing SLBR LLC'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 SLBR LLC, 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 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