

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 Sally C Aguirre vs. Grover Moreno in the Circuit Court for Montgomery County, Maryland Case No. C-15-FM-22-002364 have this 29th day of August 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 Grover Moreno, of, in, to, and about the following described property to wit:

Real property of Grover Moreno, located at 600 Great Falls Road, Rockville, MD 20850 and further described as BEING PART OF THE TRACTS OF LAND called "Exchange, and New Exchange Enlarges," containing .937 acres of land, more or less. It being all of the same land mentioned and described in a deed of conveyance from Lillian F. Hairston to Samuel Ellis Clarke and Nina Homemond Clarke, his wife by Deed dated April 13, 1946 recorded among the land records of Montgomery County Maryland in Liber 1009 at Folio 241,

LESS AND EXCEPT however, therefrom all that part thereof containing 10,014 square feet, recorded among the aforesaid land records in Liber 542 and folio 43.

BEING the same real estate conveyed to High Bell, LLC by a Deed dated December 13, 2018 and recorded January 4, 2019 in Liber 57065, folio 409 among the Land Records of Montgomery County, Maryland.

Being the same property conveyed unto Grover Moreno by deed recorded in Liber 65623 at Folio 00184 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Grover Moreno'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 Grover Moreno, 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 10:15 am.

TERMS OF SALE:

A deposit of **forty thousand dollars (\$40,000.00)** 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 **forty thousand dollars (\$40,000.00)** 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