

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 Council of Unit Owners of Diamond Farms Condominium T/A Potomac Oaks Condominium vs. Aleksander Naneysvili in the District Court for Montgomery County, Maryland Case No. 06-01-0005849-2021 have this 27th 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 Aleksander Naneysvili, of, in, to, and about the following described property to wit:

Real property of Aleksander Naneysvili, located at 756 Quince Orchard Blvd., Unit 201, Gaithersburg, MD 20878 and further described as Condominium Unit Number 756-201 in Phase 11-C, in Diamond Farms Condominium, Montgomery County, Maryland, and the common elements appurtenant thereto, pursuant to the declaration recorded in Liber 5814 at folio 683, and corrective declaration recorded in Liber 5962 at folio 678, as from time to time amended, among the Land Records of Montgomery County, Maryland, and plat recorded in Condominium Plat 35 at plat 3664, et. seq. as from time to time amended among the Land Records of Montgomery County, Maryland.

Being the same property conveyed unto Aleksander Naneysvili by deed recorded in Liber 48498 at Folio 00144 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Aleksander Naneysvili'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 Aleksander Naneysvili, 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 10:30 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