

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 District Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Council of Unit Owners of Regency King Farm Village Master Condominium vs. Matthew Parker in the District Court for Montgomery County, Maryland Case No. 06-01-0005850-2021 have this 5<sup>th</sup> day of September 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 Matthew Parker, of, in, to, and about the following described property to wit:

**Real property of Matthew Parker, located at 801 Pleasant Drive, #80104, Rockville, MD 20850 and further described as CONDOMINIUM Unit number 80117 of "THE VILLAGE AT KING FARM, PHASE III, BLDG. 5" a Condominium established pursuant to the Maryland Condominium Act by Declaration by The Housing Opportunities Commission of Montgomery County, and attached By-Laws, dated May 28, 2009 and recorded on May 28, 2009 in Liber 37281 at folio 187 as the Residential unit is shown on Condominium Plats 10331 through 10336 recorded among the Land Records of Montgomery County, Maryland.**

**BEING A PART OF The Regency King Farm Village Master Condominium, a condominium established pursuant to the Maryland Condominium Act by Declaration for Regency King Farm Village Master Condominium and attached By-Laws, dated March 14, 2008 and recorded on March 14, 2008 in Liber 35447 at folio 071, made by King Farm Center, LLC, a Delaware limited liability company, as the Residential unit is shown on a Condominium Plat (consisting of 12 sheets) entitled, "Regency King Farm Village Mast Condominium", and recorded among the Land Records of Montgomery County, Maryland as Condominium Plat Nos. 9867 through 9878.**

**TOGETHER WITH (a) the undivided percentage interest in the common elements of the Residential unit under the Declaration, and (b) all respective rights, alleys, ways, waters, privileges, appurtenances and advantages belonging or appurtenant to the Residential Unit.**

**Being the same property conveyed unto Matthew Parker by deed recorded in Liber 40008 at Folio 00040 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Matthew Parker'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 Matthew Parker, 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 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