

Washington Post: June 20, 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 Fairways Condominium vs. Michael F. Heffernan in the District Court for Montgomery County, Maryland Case No. 06-02-0008798-2021 have this 23th day of April 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 Michael F. Heffernan, of, in, to, and about the following described property to wit:

Real property of Michael F. Heffernan, located at 3772 Bel Pre Road, #13, Silver Spring, MD 20906 and further described as Condominium Unit numbered 3772/13, in a condominium styled "FAIRWAYS CONDOMINIUM", as per plat recorded in Condominium Plat Book 20, at Plat 1998, through and including Plat No. 2018, among the Land Records of Montgomery County, Maryland, being part of the land and premises declared to be subject to a Condominium Regime by a certain Declaration dated November 10, 1978, in Liber 5251 at folio 637, et seq., among the Land Records of Montgomery County, Maryland.

Being the same property conveyed unto Michael F. Heffernan by deed recorded in Liber 27280 at Folio 00711 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Michael F. Heffernan'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 Michael F. Heffernan, 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, July 10, 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