

Washington Post: April 18, 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 Middlebridge Village Homeowners Association, Inc. vs. George Watkins in the District Court for Montgomery County, Maryland Case No. 060200131672020 have this 24<sup>th</sup> day of October 2023, 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 George Watkins, of, in, to, and about the following described property to wit:

**Real property of George Watkins, located at 13225 Lantern Hill Court, Silver Spring, MD 20906 and further described as Being known and designated as Lot 161 in Block C in a subdivision known as MIDDLEBRIDGE as per plat of said subdivision recorded in Plat Book 121 at plat 14208 among the Land Records of Montgomery County, Maryland.**

**Being the same property conveyed unto George Watkins by deed recorded in Liber 34892 at Folio 00264 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing George Watkins 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 George Watkins, 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, May 8, 2024 at 10:45 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