

**SHERIFF'S SALE  
VALUABLE REAL PROPERTY**

STATE OF MARYLAND  
MONTGOMERY COUNTY, TO WIT:

By virtue of Writ of Execution issued by the Circuit Court of Maryland for Montgomery County, and to me as Sheriff of said County, directed at the suit of Shulman, Rogers, Gandal, Pordy & Ecker PA. v. George O Kephart, Jr. in the Circuit Court of Maryland for Montgomery County Case No. 413302V have this 28th day of March 2017, 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 O Kephart, Jr., of, in, to, and about the following described property to wit:

**Real property of George O. Kephart, Jr., located at 18200 Beallsville Road, Poolesville, MD 20837 and further described as Parcel One: That tract of land being parts of larger tracts called "Chiswell's Inheritance", "Dowden's Luck", "Johney and Molly's Conclusion" and "Poole's Right", described as follows: Beginning at a stone marked "RBJ 11" and running thence North 2 degrees East 5.2 perches, North 7 degrees West 50.6 perches to a stone on the South side of the public road, then bounding with the Western edge of said road, North 1-1/2 degrees West 70.85 perches to a stone Marked "1-A.C. No 1," still with the Western edge of said road, North 3/4 degrees 49 perches to a stone, then leaving the road North 83 degrees West 4.34 perches to a stone; then bounding with a stone fence, South 4 degrees West 64.7 perches to the end of said fence; then South 71-3/4 degrees West 22-1/4 perches to a stone, then running with the center of a thorn hedge, North 78-1/4 degrees West 90 perches to the West side of a stone fence; then South 6-1/4 degrees West 42.3 perches to a stone standing at the end of the 16<sup>th</sup> line of "Chiswell's Inheritance," then with said tract with 2-1/2 degrees allowance, South 61-1/2 degrees East 4 perches to a stone; South 6-1/2 degrees West 8-1/4 perches to a stone; South 61-1/2 degrees East 84.3 perches to a stone; South 20-1/2 degrees West .4 perches to a stone; North 69-3/4 degrees West 15-1/2 perches to a stone; South 32-1/2 degrees West 28.1 perches to a stone; South 22-1/2 degrees East 21 perches to a stone; then leaving the lines of "Chiswell's Inheritance" and running North 87-3/4 degrees East 125-1/2 perches to the beginning, containing 125 acres.**

**Saving and excepting therefrom the burying ground as fully described in the deed from William W. Poole, Executor, to Frederick S. Poole, dated November 16, 1875, and recorded in Liber EBP-13 folio 309. Also excepting 12-3/4 acres conveyed to Robert J. Isherwood to Mary E. Porter, et al, by deed dated January 13, 1874, and recorded in Liber EBP-12, folio 251.**

**Parcel Two: That parcel of land being part of "Chiswell's Inheritance", being described as follows: Beginning North of Dr. E.W. White's stable at a post heretofore planted, it being the Northern corner of Dr. White's lot, and running the following courses: (1) North 82 degrees West 15.2 perches with Dr. White's line; (2) South 3/1/2 degrees West 17.56 perches with Dr. White's line; (3) North 79 degrees West 32-3/4 perches; thence leaving Dr. White's line, (4) North 60 degrees West 51 perches with Sam Wright's line to a stone; (5) North 20-1/2 degrees West 17 perches with Sam Wright's lines; (6) North 89-3/4 degrees East 114 perches with diving line of Dr. T.B. Johnson's and said lot; (7) South 23 degrees West 34-1/2 perches to the place of beginning, containing 21 acres of land, more or less, and being part of the land described in a deed recorded in Liber 230 Folio 478 from Phillip T. Mossburg and wife to George D. Willard, and being also part of the land described in a deed recorded in Liber 230 Folio 492 from Willard to White. Being the same land which was conveyed by William C. Johnson an Central Trust Company of Maryland, Executors of the Last Will and Testament of Thomas B. Johnson, late of Frederick County, Maryland, deceased, to Beryl Evans Gray by deed dated March 1, 1929 and recorded in Liber 478 Folio 139.**

**Parcel Three: That parcel of land being part of "Mount Pleasant" and "Difficulty" described as follows: Beginning at the end of the first line of a conveyance from Charles G. Griffith and**

**others to Samuel P. Wright, recorded in Liber TD 19 Folio 18, and running thence with the 2<sup>nd</sup> line of said conveyance, North 30 degrees East 28 poles to a stone; thence, South 74 degrees East 15.4 poles, thence North 18 degrees East 4.10 poles, thence North 64 degrees West 66.36 poles to a stake, thence 24-1/2 degrees East 29 poles to a white oak tree; thence South 26-1/2 degrees East 29.6 poles to a stone at the beginning of this tract, containing 5 acres and 18 square perches of land, more or less, and being part of the land described in a mortgage from John R. Wright and Laura L. Wright, his wife, to H.W. Spurrier for \$6000.00, dated March 29, 1924, and recorded in Liber 351 Folio 40. Being the same land which was conveyed by John R. Wright and Laura L. Wright, his wife, and Howard W. Spurrier to Mrs. Beryl E. Gray by deed dated August 26, 1931, and recorded in Liber 524 Folio 400.**

**Saving and excepting from the above Parcels One, Two and Three all out-conveyance of said land heretofore made, leaving a net area for the above Parcels One, Two and Three combined of 134.68 acres of land, more or less, according to the Montgomery County Office of the State Department of Assessments and Taxation.**

**BEING the same property conveyed unto George O. Kephart, Jr., by Deed recorded in Liber 52733 at Folio 27 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing George O. Kephart, Jr.'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. In order 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 O. Kephart, Jr., 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 June 27, 2017 at 10:00 am.

#### **TERMS OF SALE:**

A deposit of \$5,000 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 cashiers check made payable to "Sheriff of Montgomery County". No personal or business checks will be accepted. In order to be eligible to bid you must have a government issued photo ID (i.e. Drivers License) and \$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.

Darren M. Popkin, Sheriff  
Montgomery County, Maryland