

Sentinel Newspaper: November 10, 2016

**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 Lakeside Terrace Condominium vs Audrey G. Wright in the District Court for Montgomery County, Maryland Case No. 0601-0000316-2016 have this 5th day of August 2016, 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 Audrey G. Wright, of, in, to, and about the following described property to wit:

Real property of Audrey G. Wright, located at 7505 Democracy Blvd, Unit A324, Bethesda, MD 20817 and further described as Condominium Unit numbered A-324 established pursuant to the Horizontal Property Act of the State of Maryland known as and called "LAKESIDE TERRACE CONDOMINIUM", as per plat filed in Condominium Building Plat Book No. 6 at Plats 560 to 576 inclusive, as established pursuant to Master Deed dated March 26, 1973 and recorded March 27, 1973 in Liber 4353 at folio 121 and amended in Liber 4355 at folio 794 among the Land Records of Montgomery County, Maryland by Creative Development Corporation and being part of Lakeview Subdivision in Montgomery County, Maryland. TOGETHER WITH all the appurtenances incident to said Unit as contained in the aforesaid Master Deed. SUBJECT, HOWEVER, to all of the provisions and restrictions of said Master Deed and the By-Laws relating thereto which the parties of the second part assume(s) and agrees(s) to observe and perform, including but not limited to the payment of any assessments for the maintenance and operations of said Condominium Unit as evidenced by their signatures hereto.

Being the same property conveyed unto Audrey G. Wright by deed recorded in Liber 19281 at Folio 388, among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Audrey G. Wright'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 Audrey G. Wright, 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 November 30, 2016 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