

Washington Post: December 15, 2022

**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 Shady Grove Village Condominium I, Inc. vs. Stanley Jackson in the District Court for Montgomery County, Maryland Case No. 0601-0008134-2020 have this 7th day of July 2022, 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 Stanley Jackson, of, in, to, and about the following described property to wit:

Real property of Stanley Jackson, located at 14 Blue Ribbon Court Gaithersburg, MD 20878 and further described as Unit numbered 4-7, being unit Seven (7) in Cluster (4) in the Shady Grove Village Horizontal Property Regime, as adopted under and depicted by the Plat of Condominium Subdivision known as "Part of Parcel 2, Section 2, Plat of Condominium Subdivision, SHADY GROVE VILLAGE CONDOMINIUM", as recorded among the Condominium Records of Montgomery County, Maryland in the Condominium Plat Book 2, at Plat 174 et seq. and as established by Master Deed dated August 6, 1971 and recorded in Liber 4015 at folio 876, among the Land Records of Montgomery County, Maryland.

Being the same property conveyed unto Stanley Jackson by deed recorded in Liber 29541 at Folio 424 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Stanley Jackson'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 Stanley Jackson, 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 January 4, 2023, 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 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., 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