

Washington Post: March 31, 2023

**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 Section-Two Center Court Condominium vs. Kissy Anne Lluberes Luna in the District Court for Montgomery County, Maryland Case No. 06-01-0013856-2020 have this 15th day of September 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 Kissy Anne Lluberes Luna, of, in, to, and about the following described property to wit:

Real property of Kissy Anne Lluberes Luna, located at 10024 Stedwick Road, #301, Montgomery Village, MD 20886 and further described as Unit numbered 10024-301 in Block or Building numbered 3 in the Plan of Condominium Subdivision known as "SECTION – TWO, CENTER COURT, CONDOMINIUM MONTGOMERY VILLAGE", as the same is recorded among the Condominium records for Montgomery County, Maryland in Condominium Plat book 13 at Plats 1349 through 1352 and Plan Book 14 at Plat 1353 through 1402, and as the same is established as "SECTION-TWO, CENTER COURT, CONDOMINIUM MONTGOMERY VILLAGE", as per Declaration dated August 12, 1974 and Recorded in Liber 4561, Folio 373 among the Land Records of Montgomery County, Maryland.

Being the same property conveyed unto Kissy Anne Lluberes Luna by deed recorded in Liber 55007 at Folio 101 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Kissy Anne Lluberes Luna'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 Kissy Anne Lluberes Luna, 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 April 19, 2023 at 10:20 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