

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 The Villa Ridge Condominium vs. Humberto Olivero in the District Court for Montgomery County, Maryland Case No. D-06-CV-22-010500 have this 12th day of January 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 Humberto Olivero, of, in, to, and about the following described property to wit:

Real property of Humberto Olivero, located at 428 Girard Street, No. 203, Gaithersburg, MD 20877 and further described as CONDOMINIUM UNIT NO. 183, PLAHSE B, "THE VILLA RIDGE CONDOMINIUM II", AS ESTABLISHED PURSUANT TO A CERTAIN DECLARATION OF VILLA RIDGE, INC., A MARYLAND CORPORATION DATED JUNE 9, 1975 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4674 AT FOLIO 319, AS AMENDED AND PURSUANT TO THE APPROPRIATE PLATS DESCRIBED IN SAID DECLARATION, AS AMENDED, RECORDED AMONG THE AFORESAID LAND RECORDS IN CONDOMINIUM BUILDING PLAN BOOK 16 AT PLATS 1605 THROUGH 1609, INCLUSIVE, AND IN CONDOMINIUM PLAN BOOK 16 AT PLATS 1613 THROUGH 1617, INCLUSIVE.

PROPERTY ADDRESS: 428 GIRARD STREET, UNIT 203, GAITHERBURG, MD 20877

TAX ID# 09-01722770

BEING THE SAME PROPERTY WHICH BY DEED DATED MAY 31, 2016, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON JUNE 7, 2016, IN LIBER 52182, AT FOLIO 424, WAS GRANTED AND CONVEYED BY SALVADOR QUINONEZ AND ALFREDO LIEVANO UNTO UBEN A. SANDIN, AS SOLE OWNER.

Being the same property conveyed unto Humberto Olivero by deed recorded in Liber 61257 at Folio 249 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Humberto Olivero'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 Humberto Olivero, 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 10:10 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., Drivers 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