

Washington Post: May 1, 2025

**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 Bethesda, A Park Condominium vs. Gustavo Hernandez in the District Court for Montgomery County, Maryland Case No. 06-01-0012535-2020 have this 6th day of February 2025, 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 Gustavo Hernandez, of, in, to, and about the following described property to wit:

Real property of Gustavo Hernandez, located at 12205 Academy Way, Unit 9, Rockville, MD 20852 and further described as UNIT NUMBERED 193 IN THE CONDOMINIUM KNOWN AS "BETHESDA PARK, A CONDOMINIUM" AS PER CONDOMINIUM PLAT BOOK 23 AT PLATS 2312 THROUGH 2336, PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN LIBER 5616 AT FOLIO 166 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPERTAINING TO THE CONDOMINIUM UNIT, AS SET OUT IN THE SAID DECLARATION OF CONDOMINUM.

Being the same property conveyed unto Gustavo Hernandez by deed recorded in Liber 49191 at Folio 170 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Gustavo Hernandez'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 Gustavo Hernandez, 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 Wednesday, May 21, 2025 at 10:15 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