

Washington Post: April 2, 2026

**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 Council of Unit Owners of Ashmore at Germantown Condominium I v. Chee N. Huan in the District Court for Montgomery County, Maryland Case No. D-06-CV-24-020885 this 6th day of November 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 Chee N. Huan of, in, to, and about the following described property to wit:

Real property of Chee N. Huan located at 13214 Catawba Manor Way, Clarksburg, MD 20871 further described as Lot numbered Seven (7) in Block lettered "A" in the subdivision known as "Plat of Correction, CATAWBA MANOR", as per plat thereof duly recorded amount Land Records of Montgomery County, Maryland in plat No. 22361.

BEING the same lot or parcel of land which by Deed dated March 14, 2008, and recorded among Land Records of Montgomery County, Maryland in Liber No. 35473, Folio 227 was granted and conveyed by Julie Robinson and John F. Robinson to Amy C. Speidel and Nicholas E. Speidel, the herein Grantors.

Sometimes known as: 13214 Catawba Manor, Clarksburg, MD 20871

Being the same property conveyed unto Chee N. Huan in deed recorded in Liber 38761 at Folio 0015 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Chee N. Huan'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 Chee N. Huan, 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, April 22, 2026 at 10:30 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