

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 Council of Unit Owners of Ashmore at Germantown Condo III I v. Dennis Francis Carmody in the District Court for Montgomery County, Maryland Case No. 06-02-0001406-2021 this 13<sup>th</sup> day of January 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 Dennis Francis Carmody of, in, to, and about the following described property to wit:

**Real property of Dennis Francis Carmody located at 13503 Derry Glen Court, #102, Germantown, MD 20874 and further described as Residential Unit 13503-102 and Garage Parking Unit 13503-GU04 as shown on a plat of condominium subdivision entitled ASHMORE AT GERMANTOWN CONDOMINIUM III, Phase 3 recorded among the Land Records of Montgomery County, Maryland at Condominium Plats No. 9173 through 9176; and as per Declaration of Condominium recorded in Liber 32354 at folio 186 and Supplementary Declaration recorded in Liber 32686 at folio 528 among the aforesaid Land Records.**

**Said Condominium is situate on land Unit 4 as shown on a plat of condominium subdivision entitled ASHMORE AT GERMANTOWN SITE CONDOMINIUM recorded among the Land Records of Montgomery County, Maryland at Condominium Plats No. 9015 through 9021; and as per Declaration of Condominium recorded in Liber 31904 at folio 525 among the aforesaid Land Records.**

**BEING part of the same land conveyed to the grantor herein by Deed recorded in LIBER 23491 AT FOLIO 713.**

**Being the same property conveyed Dennis Francis Carmody unto in deed recorded in Liber 33433 at Folio 0137 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Dennis Francis Carmody'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 Dennis Francis Carmody , 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 11:00 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