

Washington Post: November 15, 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 Forest Haven Condominium vs. Wenesso Tengande in the District Court for Montgomery County, Maryland Case No. 06-01-0009039-2016 have this 30th day of August 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 Wenesso Tengande, of, in, to, and about the following described property to wit:

Real property of Wenesso Tengande, located at 23546 Forest Haven Way, Clarksburg, MD 20871 and further described as Condominium Unit Numbered and Lettered Ten-U (10U), Phase Two (2), in a Condominium styled "FOREST HAVEN CONDOMINIUM", as per plat thereof recorded at Condominium Plat Nos. 10319, et seq., among the Land Records of Montgomery County, Maryland as from time to time amended or supplemented; said Unit being a part of the land and premises subjected to a Condominium Regime by a certain Declaration of Condominium dated December 18, 2009 and recorded December 22, 2009 in Liber 38539 folio 458, among the Land Records as from time amended, together with an undivided interest in the common elements.

Being the same property conveyed unto Wenesso Tengande by deed recorded in Liber 40344 at Folio 001 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Wenesso Tengande'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 Wenesso Tengande, 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 December 6th, 2023 at 10:00 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