

**Washington Post: March 13, 2025**

**SHERIFF'S SALE  
VALUABLE REAL PROPERTY**

STATE OF MARYLAND  
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the Circuit Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Robin Epstein, Trustee for the Epstein Family Trust vs. Claudia Warren-Taylor in the Circuit Court for Montgomery County, Maryland Case No. C-15-CV-24-001100 have this 20<sup>th</sup> day of December 2024, 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 Claudia Warren-Taylor, of, in, to, and about the following described property to wit:

**Real property of Claudia Warren-Taylor, located at 11201 Spur Wheel Lane, Potomac, MD 20854 and further described as BEING KNOWN AND DESIGNATED as Lot number one (1), in the subdivision known as "Plat 1, Saddle Ridge" as per Plat thereof duly recorded in Plat Book 94 at Plat 10523, among the Land Records of Montgomery County, Maryland.**

**Being the same property conveyed unto Claudia Warren-Taylor by deed recorded in Liber 67510 at Folio 00006 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Claudia Warren-Taylor's interest only. The property will be sold in an "AS IS" condition without any warranties either express or implied, as to the nature, conditions, or description of the property, and subject to all easements, restrictions, liens, and other matters of record and all existing violations, as well as subject to any state of facts that an accurate survey or physical inspection of the property might disclose, if any. 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 Claudia Warren-Taylor, 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 2, 2025 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