

Washington Post Newspaper: July 19, 2022

**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 Clarksburg Condominium I vs. Kimberly Ridgely in the District Court for Montgomery County, Maryland Case No.060200079342020 have this 22st day of April 2022, 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 Kimberly Ridgely, of, in, to, and about the following described property to wit:

**Real property of Kimberly Ridgely, located at 12832 Clarksburg Square Road, #308 Clarksburg, MD 20871. BEING KNOWN AND DESIGNATED as Residential Condominium Unit Numbered (308), and Internal Parking Unit Numbered "G-4", and Storage Unit Numbered "S-4", all in Building Numbered 1; In "CLARKSBURG CONDOMINIUM I", A Condominium established under the provisions of Title II of the Real Property Article of the Annotated Code of Maryland (1981 Edition, as amended) by the operation and effect of a Declaration of Condominium and By-Laws for CLARKSBURG CONDOMINIUM I, dated December 16, 2003, and recorded on December 16, 2003 at 3:59 p.m. among the Land Records of Montgomery County, Maryland, et seq., made by BA CLARKSBURG, LLC, a Maryland Limited Liability Company, Declarant; all as the Residential Condominium Unit, Internal Parking Unit, External Parking Unit and Storage Unit, if applicable, and the Condominium are defined in the said Declaration of Condominium and By-Laws and are shown on those certain Condominium Plats entitled "Condominium Plat As-Built Clarksburg Condominium I", prepared by Charles B. Johnson & Associates, Inc., dated December, 2003, Sheet 1 of 5 through Sheet 5 of 5, inclusive", which Condominium Plats are duly recorded among the Land Records of Montgomery County, Maryland as Condominium Plats Numbered 8469 through and including 8473.**

**And any and all amendments thereto recorded among the Land Records of Montgomery County, Maryland.**

**Being the same property conveyed unto Kimberly Ridgely, by deed recorded in Liber 44829 at Folio 00178 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Kimberly Ridgely 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. In order 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 Kimberly Ridgely, 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 August 9, 2022 at 10:10 am.

**TERMS OF SALE:**

A deposit of \$5,000 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 cashiers check made payable to "Sheriff of Montgomery County". No personal or business checks will be accepted. In order to be eligible to bid you must have a government issued photo ID (i.e. Drivers License) and \$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.

Darren M. Popkin, Sheriff  
Montgomery County, Maryland