

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 District Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Council of Unit Owners of Scenery Pointe Condominium vs. Paul Okoro and Andrea Okoro in the District Court for Montgomery County, Maryland Case No D-06-CV-23-023217 have this 20th 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 Paul Okoro and Andrea Okoro, of, in, to, and about the following described property to wit:

Real property of Paul Okoro and Andrea Okoro, located at 19926 Gateshead Circle, Germantown, MD 20876 and further described as Being known and designated as Condominium Unit 45, Phase 7, in a horizontal property regime known as "Scenery Pointe Condominium",* and being of all that property more particularly described in Declaration of Scenery Point* Condominium dated November 4, 1990 and recorded November 14, 1990 among the Land Records of Montgomery County, Maryland in Liber 9550, at Folio 599 by Coscan Washington, Inc a Maryland Corporation, Declarant, as shown on a plat entitled "Condominium Phase Plan, Scenery Point* Condominium", which plat is recorded among the Land Records of Montgomery County, Maryland in Plat Book 55 at Plat 5651, et Seq, as amended by (I) supplementary Declaration dated May 20, 1991 and recorded among the aforesaid Land Records at Liber 9760 at Folio 124 and (II) a plat entitled "Phase 7, Condominium Plat as built plan, Scenery Pointe Condominium" which plat is recorded among the aforesaid Land Records in plat book 56 at Plats 5736 and 5737, and (III) any other amendments to the said Declaration and said Plat.

TOGETHER WITH a prorated undivided percentage interest in the common elements thereof established for this Unit pursuant to the aforesaid Declaration of Scenery Pointe Condominium and ByLaws attached thereto recorded among the Land Records of Montgomery County, Maryland in Liber 9550 at Folio 599 as amended.

TOGETHER WITH the improvements thereto and the rights and appurtenances belonging or pertaining, and particularly the rights in common with others of a condominium owner in said condominium, subject to the obligation of such owners.

SUBJECT TO and with the benefit of the Declaration of Scenery Pointe Condominium, as amended, and the restrictions contained in or referred to in the said condominium documents, as amended as if recited and stipulated at length herein.

***Erroneously referred in previous Deed as “Point”**

Being the same property conveyed unto Paul Okoro and Andrea Okoro by deed recorded in Liber 62939 at Folio 00228 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Paul Okoro and Andrea Okoro’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 Paul Okoro and Andrea Okoro, 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 10:15 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.