

Washington Post: 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 The Villa Ridge Condominium vs. Oluwafemisa A. Akinagbe in the District Court for Montgomery County, Maryland Case No. 0601-0017785-2016 have this 13th 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 Oluwafemisa A. Akinagbe, of, in, to, and about the following described property to wit:

Real property of Oluwafemisa A. Akinagbe, located at 406 Girard Street, Apt 201 Gaithersburg, MD 20877 and further described as Unit No. 34, Section I, in "THE VILLA RIDGE CONDOMINIUM", as established pursuant to a certain Declaration of Villa Ridge, Inc. a Maryland Corporation, dated January 8, 1975, and recorded among the Land Records of Montgomery County, Maryland in Liber 4621, at folio 109, and pursuant to the appropriate plats described in said Declaration, recorded among the aforesaid land records in Condominium Building Plan Book 15, at Plat 1485 through 1491, inclusive.

Being the same property conveyed unto Oluwafemisa A. Akinagbe by deed recorded in Liber 36170 at Folio 345 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Oluwafemisa A. Akinagbe'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. 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 Oluwafemisa A. Akinagbe, 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 10:30 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 cashier's check. 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