

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 Takoma Overlook Condominium Association vs. Elizabeth Alexander in the District Court for Montgomery County, Maryland Case No. 0601-0008093-2019 have this 4th 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 Elizabeth Alexander, of, in, to, and about the following described property to wit:

Real property of Elizabeth Alexander, located at 7333 New Hampshire Avenue, Unit 220, Takoma Park, Maryland 20912 and further described as THAT PART OF THE LAND CONVEYED BEING PARTICULARLY DESIGNATED AS UNIT 220 WEST OF THE "TAKOMA OVERLOOK CONDOMINIUM" ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED 07/21/09 IN LIBER 37698 AT FOLIO 75, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AND BYLAWS, AND AS PER PLAT(S) OF CONDOMINIUM RECORDED AT CONDOMINIUM PLAT NOS. 10200-10207 AND 10482-10489 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

BEING A PART OF "LAND UNIT NO. 2" WITHIN THE CONDOMINIUM REGIME KNOWN AS "HAMPSHIRE TOWERS LAND CONDOMINIUM", CREATED BY THE RECORDATION OF THAT CERTAIN DECLARATION OF CONDOMINIUM FOR HAMPSHIRE TOWERS LAND CONDOMINIUM ON JUNE 2, 2006 IN LIBER 32426 AT FOLIO 45, AND BY THE FILING OF THAT CONDOMINIUM PLAT FOR HAMPSHIRE TOWERS LAND CONDOMINIUM, RECORDED AS CONDOMINIUM PLAT NO. 9137 WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, MARYLAND, AS THE SAME WAS AMEDED BY: (A) THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HAMPSHIRE TOWERS LAND CONDOMINIUM RECORDED OCTOBER 17, 2006 IN LIBER 33172 AT FOLIO 677; (B) THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HAMPSHIRE TOWERS LAND CONDOMINIUM RECRODED JULY 23, 2008 IN LIBER 35855 AT FOLIO 601; (C) THAT CERTAIN THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HAMPSHIRE TOWERS LAND CONDOMINIUM RECORDED ON JULY 9, 2009 IN LIBER 37619 AT FOLIO 133; (D) THAT CERTAIN FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED 04/19/10 IN LIBER 39160 AT FOLIO 62; (E) THAT CERTAIN FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HAMPSHIRE TOWERS LAND CONDOMINIUM RECORDED 05/12/10 IN LIBER 39278 AT FOLIO 460; (F) THAT CERTAIN SIXTH AMEMDMENT TO DECLARATION OF CONDOMINIUM FOR HAMPSHIRE TOWERS LAND CONDMINIUM RECORDED 12/16/10 IN LIBER 40707 AT FOLIO 202; (G) THAT CERTAIN SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HAMPSHIRE TOWERS LAND CONDOMINIUM RECORDED 3/25/11 IN LIBER 41357 AT FOLIO 412; AND (H) THAT

CERTAIN AMENDED AND RESTATED CONDOMINIUM PLAT, HAMPSHIRE TOWERS LAND CONDOMINIUM, RECORDED AS CONDOMINIUM PLAT NOS. 10196-10199.

TOGETHER WITH ALL OF THE APPURTENANCES INCIDENT TO SAID UNIT, AS CONTAINED IN SAID DECLARATION AND BY-LAWS.

SUBJECT, HOWEVER, TO ALL THE PROVISIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS, AS CONTAINED IN SAID DECLARATION AND BY-LAWS RELATING THERETO. THE CONDOMINIUM DECLARATION ALLOCATES OF THE CONDOMINIUM UNIT AN UNDIVIDED INTEREST (STATED AS A PERCENTAGE) IN THE COMMON ELEMENTS OF THE CONDOMINIUM. THE PERCENTAGE INTEREST OF THE CONDOMINIUM UNIT IS SET FORTH IN EXHIBIT "D" OF THE CONDOMINIUM DECLARATION, AS AMENDED

Being the same property conveyed unto Elizabeth Alexander by deed recorded in Liber 43023 at Folio 428 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Elizabeth Alexander'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 Elizabeth Alexander, 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 10:00 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