

Bay Times / Record-Observer: April 26, 2024

**SHERIFF'S SALE  
VALUABLE REAL PROPERTY**

STATE OF MARYLAND  
QUEEN ANNE'S COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the District Court for Queen Anne's County, Maryland, and to me, Gary Hoffman, as Sheriff of said County, directed at the suit of The Queens Landing Council of Unit Owners, Inc. vs. Dawn Fitzgerald in the District Court for Queen Anne's County, Maryland Case No. D-034-CV-007567, have this 31<sup>st</sup> day of October 2023, seized and taken into execution all rights, 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 Dawn Fitzgerald, of, in, to, and about the following described property to wit:

**Real property of Dawn Fitzgerald, located at 33 F Queen Anne Way, Chester, Maryland 21619 and further described as BEING KNOWN AND DESIGNATED as Unit numbered and lettered 3-33-F-BG on a horizontal property regime known as "QUEEN LANDING, A CONDOMINIUM," as the same is established by a Condominium Declaration dated November 16, 1983 and recorded among the Land Records of Queen Anne's County, Maryland, in Liber MWM 205 at folio 202, additional and having been added to the Condominium by "Phase 3 Amendment to the Condominium Instruments," dated July 16, 1985 and recorded among the aforesaid County Land Records in Liber MWM 236 at folio 415 and as shown on the Condominium Plats entitled, "QUEEN'S LANDING, A CONDOMINIUM," as recorded at Plat Book MWM 7 at folios 19 and 20 and at Liber MWM 236 at folios 413 and 414 and as amended by "Revised Plat 3, QUEEN'S LANDING, A CONDOMINIUM," as recorded at Plat Book No. 8 at folios 11 and 12, and at Liber MWM 261 at folios 767 and 768. Building Group 3-33 is specifically recorded in its as-built condition by Plat entitled, "Plat 6, Phase 3, Building Group 3-33, QUEEN'S LANDING, A CONDOMINIUM," recorded at Liber MWM 10 at folio 15 and at liber MWM 294 at folio 847, all as recorded among the Land Records of Queen Anne's County, Maryland.**

**The improvements thereon being known as No. 33-F Queen Anne Way.**

**Being the same property conveyed unto Dawn Fitzgerald by deed recorded in Liber MWM 236 at Folio 415 among the land records of Queen Anne's County, Maryland.**

Purchasers should be aware that they are purchasing Dawn Fitzgerald'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 Dawn Fitzgerald, and, of, in, to, and about the above-described property to the highest bidder for cash at the front entrance of the Circuit Court for Queen Anne's County, 200 N. Commerce St., Centreville, Maryland 21617, on Friday, May 17, 2024 at 09:00 a.m.

**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 ten (10) days after ratification from the courts. Deposit and remaining balance must be paid by a certified check made payable to "Queen Anne's County Office of the Sheriff". Payment made by cashier's or certified checks only. No cash, personal, business or third-party checks will be accepted. To be eligible to bid you must have a government issued photo ID (i.e., Driver's License) and the **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.

Gary Hoffman, Sheriff  
Queen Anne's County, Maryland