

Bay Times / Record-Observer: November 6, 13 and 20, 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 Queenstown Bank of Maryland v. Clark A. Hawkins and Jacqueline V. Hawkins in the Circuit Court for Queen Anne's County, Maryland Case No. C-17-CV-23-000205, have this 31st day of June 17, 2024, 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 Clark A. Hawkins and Jacqueline V. Hawkins, of, in, to, and about the following described property to wit:

All that lot, parcel and tract of land, improved by a frame dwelling house and outbuildings, now know as "THE RESIDENTIAL PROPERTY OF HARRY SEWELL AND ADDA SEWELL, HIS WIFE", formerly known as "The Griffin Property", "The James Eugene Miller Property" and "The Phillip Handy Property", situate in or near Gouldtown, in the Third Election District of Queen Anne's County, Maryland, located on the north side of the public road leading from Centreville into Tilghman's Neck (but not immediately adjacent to the public road and separated from the public road by "The Church Property" but reached by a private main entrance road or lane leading northerly from said public road past the easterly side of said Church and Church lands to the lands of Hary and Ada Sewell, bounded on the south by the Church Property, bounded on the east by the lands of Charles Julian Hawkins, Jr. and Roxie Odessa Hawkins, his wife, and also by the lands of Charles Julian Hawkins Sr., and Gladys Irene Hawkins, his wife, bounded on the north by the lands of or formerly of Ramone Gould and bounded on the west by the lot formerly of Wm. Harry Bishop but now of Charles Julian Hawkins, Sr., and containing one (1) acre of land, more or less.

The improvements thereon being known as 128 Harry Hawkins Way, Centreville, MD 21617. The property has been assigned tax identification number 03-006670.

Being the same property conveyed unto Clark A. Hawkins and Jacqueline V. Hawkins by deed dated October 20, 1995 and recorded in Liber 509 at Folio 835 among the land records of Queen Anne's County, Maryland.

Purchasers should be aware that they are purchasing the interests of Clark A. Hawkins and Jacqueline V. Hawkins 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 Clark A. Hawkins and Jacqueline V. Hawkins, 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, November 22, 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, the 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 expense thereof, 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 by the court.

Gary Hoffman, Sheriff
Queen Anne's County, Maryland