

NOTICE OF SHERIFF'S SALE  
(RULE 3-644 b)  
VALUABLE REAL PROPERTY

STATE OF MARYLAND  
CALVERT COUNTY TO WIT:

By virtue of a Writ of Execution, issued by the Circuit Court for Calvert County, Maryland, and to me Ricky Cox, as Sheriff of said County, directed at the suit of:

PNC Bank, National Association (Plaintiff) vs. Deborah Steffen, ET. AL. (Defendant)

Case # C -04-JG-17-000356, I have this, 2<sup>nd</sup> day of February 2026 seized and taken into execution all rights, title, claim, interest, and estate both at law and in equity of said Deborah Steffen (Defendant) of, in, to, and about the following described property to wit:

One single family dwelling, land and tenements of the defendant located at 215 Langley Lane, Solomons, Maryland, 20688 and further described in Liber 1554, Folio 430 as Lot numbered 1 of Parcel 92 as recorded in the Land Records of Calvert County, Maryland.

Purchaser should be aware that they are purchasing the defendant's interest **only**. The described property will be sold subject to reservations of title, all back taxes, cost of conveyance, and senior liens and encumbrances, if any.

I hereby give notice that I will sell all rights, title, claim, interest, and estate both in law and in equity of the said property of Deborah Steffen (Defendant) and of, in, to, and about the above described property to the highest bidder for cash at the front of the Calvert County Courthouse, 175 Main Street, Prince Frederick, Maryland on: July 7, 2026 @ 1:00 p.m.

**TERMS OF SALE:**

A deposit of Five Thousand Dollars (\$5,000.00) will be required at the time of sale, balance due within Ten (10) days after ratification by the court. Deposit and remaining balance must be paid in certified check made payable to the "Calvert County Sheriff's Office". Payment made by cashier or certified checks **only**. No cash, personal checks, business checks or third-party checks will be accepted.

In the event of default by the purchaser, and at the risk and expense of said purchaser, 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 expense, shall be credited towards the judgment after final ratification by the Court. The sale shall not be final until ratification by the Court.

  
SHERIFF RICKY COX

SHERIFF OF CALVERT COUNTY, MARYLAND