

**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 Council of Unit Owners of Waters House Condo., Inc. vs David Bryan Thomas Jr. in the District Court for Montgomery County, Maryland Case No. 0601-0013975-2016 have this 20th day of November 2017, 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 David Bryan Thomas Jr., of, in, to, and about the following described property to wit:

Real property of David Bryan Thomas, Jr., located at 20647 Shadyside Way, Germantown, MD 20874 and further described as Condominium Unit numbered 8-126 in Building Numbered 8, in a Plat of Condominium Subdivision entitled "Plat of Condominium – Phase Eight, Building Eight, Waters House Condominium" as recorded in Plat Book 33 at Plat No. 3402, et seq., among the Land Records of Montgomery County, Maryland, being part of the land and premises declared subject to a Condominium Regime by a certain Master Deed recorded in Liber 6041, Folio 986 among the aforesaid Land Records, and by an amendment to Declaration (for the purpose of adding phase 8) recorded in Liber 6258, Folio 389.

BEING the same property conveyed unto David Bryan Thomas Jr., by deed recorded in Liber 34165 at Folio 667 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing David Bryan Thomas Jr.'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 David Bryan Thomas Jr., 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 February 21, 2018 at 11:10 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 cashiers check made payable to "Sheriff of Montgomery County". 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