

**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 Kingsview Village Homeowners Association v Scott Duncan and Gretchen Cronin in the District Court for Montgomery County, Maryland Case No. 0601-0009862-2016 have this 14th day of September 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 Gretchen Cronin, of, in, to, and about the following described property to wit:

Real property of Gretchen Cronin, located at 14029 Rockingham Road, Germantown, MD 20874 and further described as Being known and designated as Lot No. 139, Block L as shown on Plat entitled "Subdivision Record Plat, Lots 126 through 152, 171 through 181 & Parcel F, Block L, Kingsview Village", which Plat is recorded among the Land Records of Montgomery County in Plat No. 21287.

BEING the same property conveyed unto Gretchen Cronin, by deed recorded in Liber 45998 at Folio 175 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Gretchen Cronin'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 Gretchen Cronin, 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 January 9, 2018 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 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