

**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 Thomas Choice Gardens Condominium vs Estate of Melinda Nickols in the District Court for Montgomery County, Maryland Case No. 0601-0006762-2016 have this 27th day of January 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 Estate of Melinda Nickols, of, in, to, and about the following described property to wit:

Real property of Estate of Melinda Nickols, located at 19417 Brassie Place Unit102, Gaithersburg, MD 20879 and further described as Condominium Unit No. 19417-102 in THOMAS CHOICE GARDENS CONDOMINIUM, Montgomery County, Maryland, and the Common Elements appurtenant thereto, pursuant to the Declaration recorded in Liber 5722 at folio 761, and the Plat recorded in Condominium Plat Book 24, at Plat 2477, et seq., among the Land Records of Montgomery County, Maryland, and as the same may be lawfully amended from time to time.

BEING the same property conveyed unto Estate of Melinda Nickols, by deed recorded in Liber 5859 at Folio 105 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Estate of Melinda Nickols' 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 Estate of Melinda Nickols, 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 April 20, 2017 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