

**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 Wexford Homeowners Association v Ramiro Moya in the District Court for Montgomery County, Maryland Case No. 0601-0019489-2014 have this 31st day of July 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 Ramiro Moya, of, in, to, and about the following described property to wit:

Real property of Ramiro Moya, located at 20816 Shakespeare Drive, Germantown, MD 20876 and further described as Lot numbered fourteen (14) in block lettered "G" in the subdivision known as "Wexford" as per plat thereof recorded in Plat Book 120 Plat No. 14117 among the Land Records of Montgomery County, Maryland.

BEING the same property conveyed unto Ramiro Moya, by deed recorded in Liber 22027 at Folio 115 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Ramiro Moya'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 Ramiro Moya, 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 27, 2018 at 10:20 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