

**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 Brighton East Condominium I Assoc. v Jose R. Juarez in the District Court for Montgomery County, Maryland Case No. 0601-0004300-2017 have this 26th day of February 2018, 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 Jose R. Juarez, of, in, to, and about the following described property to wit:

Real property of Jose R. Juarez, located at 500 West Deer Park Road, Gaithersburg, MD 20877 and further described as Condominium unit numbered and lettered 17-F of a plan of condominium entitled "Brighton East Condominium I" as established pursuant to the Master Deed and By-Laws thereof made by Seventy-S Associates, a Maryland Limited Partnership, dated June 28, 1969 and recorded in Liber 3885 at folio 538 among the Land Records of Montgomery County, Maryland as amended by instrument dated September 12, 1975 and recorded in Liber 4691 at folio 827, among the foregoing Land Records, pursuant to the Plat of "Brighton East Condominium I" described as recorded in Condominium Plan Book 1 at plats 90 thru 95, inclusive and by amended plat thereof recorded in Condominium Plan Book 16 at plat 1610.

BEING the same property conveyed unto Jose R. Juarez, by deed recorded in Liber 20002 at Folio 515 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Jose R. Juarez'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 Jose R. Juarez, 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 10:40 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