

**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 Townes of Gloucester Condominium vs Eric Franco in the District Court for Montgomery County, Maryland Case No. 060200134292015 have this 4<sup>th</sup> day of October 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 Eric Franco, of, in, to, and about the following described property to wit:

**Real property of Eric Franco, located at 14706 Wexhall Terrace, #17-183, Burtonsville, MD 20866 and further described as Unit 183, Building 17, Phase VII, in TOWNES OF GLOUCESTER CONDOMINIUM, per Declaration of the Artery Organization, Inc., a Maryland Corporation dated October 14, 1983, and recorded among the Land Records of Montgomery County, Maryland in Liber 6211 at folio 855 as supplemented by Supplementary Declaration dated December 23, 1983, and recorded among said Land Records in Liber 6270 at folio 705 and as supplemented by Supplementary Declaration dated March 19, 1984, and recorded among the said Land Records in Liber 6346 at folio 781 and Supplementary Declaration dated April 9, 1984, and recorded among the said Land Records in Liber 6365 at folio 257 and Supplementary Declaration dated May 10, 1984, and recorded among the said Land Records in Liber 6394 at folio 226 and Supplementary Declaration dated August 9, 1984, and recorded among said Land Records in Liber 6485 at folio 150 and Supplementary Declaration dated September 13, 1984, and recorded among the said Land Records in Liber 6517 at folio 485 and Supplementary Declaration dated October 18, 1984, and recorded among said Land Records in Liber 6549 at folio 736 and Supplementary Declaration dated January 29, 1985, and recorded among the said Land Records in Liber 6640 at folio 741 and pursuant to the appropriate plats described in said Declaration of Condominium recorded in Condominium Plat Book 32, Plats 3325 through 3328, inclusive and in Condominium Plat Book 33, Plats 3422 through 3424, inclusive and in Condominium Plat Book 33, Plats 3494 through 3496, inclusive and in Condominium Plat Book 33, Plat 3516 and 3517 and in Condominium Plat Book 34 at Plat 3518 inclusive and Condominium Plat Book 34, Plats 3554 through 3557, inclusive, and in Condominium Plat Book 35, Plats 3624 through 3626, inclusive and in Condominium Plat Book 35, Plats 3659 through 3661, inclusive and in Condominium Plat Book 35, Plats 3703 through 3705, inclusive and in Condominium Plat Book 37, Plats 3827 through 3829, inclusive.**

**BEING the same property conveyed unto Eric Franco, by deed recorded in Liber 25134 at Folio 476 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Eric Franco'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 Eric Franco, 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 8, 2019 at 10:10 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