

**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 Stonebridge Homeowners Association v Hector Araujo in the District Court for Montgomery County, Maryland Case No. 060100210682011 have this 26th day of August 2019, 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 Hector Araujo, of, in, to, and about the following described property to wit:

Real property of Hector Araujo, located at 14813 Rolling Green Way, N. Potomac, MD 20878 and further described as Lot numbered twenty-five (25), in the Block lettered "C", in a subdivision known as "Stonebridge", as per Plat recorded among the Land Records of Montgomery County, Maryland, in Plat Book 120, at Plat No. 14139

BEING the same property conveyed unto Hector Araujo, by deed recorded in Liber 13768 at Folio 487 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Hector Araujo'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 Hector Araujo, 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 22, 2020 at 10:15 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