

**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 Mills Choice Condominium v Iagues Jean Axaopoulos and Kalliopi Dimi Grigoropoulos in the District Court for Montgomery County, Maryland Case No.060200066902019 have this 21st day of April 2021, 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 Iagues Jean Axaopoulos and Kalliopi Dimi Grigoropoulos, of, in, to, and about the following described property to wit:

Real property of Iagues Jean Axaopoulos and Kalliopi Dimi Grigoropoulos, located at 19118 Mills Choice Rd unit 2 Gaithersburg, MD 20879 and further described as CONDOMINIUM UNIT NUMBERED 19118-2 IN THE "MILLS CHOICE CONDOMINIUM", AS CONSTITUTED AND ESTABLISHED UNDER THE MARYLAND HORIZONTAL PROPERTY ACT, MARYLAND REAL PROPERTY CODE ANNOTATED 11-101, AND AS AMENDED BY THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS RELATING THERETO, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, JUNE 29, 1981 IN LIBER 5722, FOLIO 826, AND AS PER THE CONDOMINIUM PLAT AND PLANS RECORDED IN CONDOMINIUM PLAT BOOK 24 AT PLAT 2484, AMONG THE AFORESAID LAND RECORDS. THE DECLARATION OF CONDOMINIUM HAS BEEN AMENDED AND RESTATED PURSUANT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 9616, FOLIO 815, AND AS FURTHER AMENDED AND RESTATED BY THE SECOND AMENDED AND RESTATED DECLARATION DATED OCTOBER 26, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10071, FOLIO 310, ET SEQ. AND AS THE SAME MAY BE LAWFULLY AMENDED, FROM TIME TO TIME. THE CONDOMINIUM PLAT AND PLANS WERE AMENDED PURSUANT TO THAT CERTAIN AMENDED PLAT OF MILLS CHOICE CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK NO. 58, AT PLAT 5958, ET SEQ. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE SAID "MILLS CHOICE CONDOMINIUM" AS SET FORTH IN THE SAID SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM AND THE SECOND AMENDED AND RESTATED BY-LAWS AND EXHIBITS RELATING THERETO.

BEING the same property conveyed unto Iagues Jean Axaopoulos and Kalliopi Dimi Grigoropoulos, by deed recorded in Liber 15481 at Folio 00630 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Iagues Jean Axaopoulos and Kalliopi Dimi Grigoropoulos 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 Iagues Jean Axaopoulos and Kalliopi Dimi Grigoropoulos, 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 July 1, 2021 at 10:25 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