

**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 Thomas Choice Gardens Condominium v Christine R. Casson in the District Court for Montgomery County, Maryland Case No. 060100198142018 have this 27th 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 Christine R. Casson, of, in, to, and about the following described property to wit:

Real property of Christine R. Casson, located at 19427 Brassie Place, No. 101 Montgomery Village, MD 20886 and further described as Condominium Unit Numbered 19427-101 in "Thomas Choice Gardens Condominium" Montgomery County, Maryland and the "Common Elements" appurtenant thereto, pursuant to the Declaration of Condominium recorded in Liber 5722 at Folio 761, and the Plat recorded in Condominium Plat Book 24 at Plat 2477, among the Land Records of Montgomery County Maryland and as the same may be lawfully amended from time to time.

BEING the same property conveyed unto Christine R. Casson, by deed recorded in Liber 7757 at Folio 154 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Christine R. Casson'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 Christine R. Casson, 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 December 19, 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