

**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 Carolyn Condominium Association vs Stephen Efesoa in the District Court for Montgomery County, Maryland Case No. 060200049072017 have this 3rd day of April 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 Stephen Efesoa, of, in, to, and about the following described property to wit:

**Real property of Stephen Efesoa, located at 614 Sligo Avenue #207, Silver Spring, MD 20910 and further described as Condominium Unit No. 207 of a plan of condominium entitled "THE CAROLYN CONDOMINIUM", as established pursuant to the Master Deed and By Laws thereof made by Sligo Limited Partnership, a Maryland Limited Partnership, dated May 10, 1974 and recorded June 5, 1974 in Liber 4532 at folios 771 and 778 respectively, among the Land Records of Montgomery County, Maryland, as amended by instrument dated June 21, 1974 and recorded on June 20, 1974 in Liber 4542 at folio 46, among the aforesaid Land Records, pursuant to the Plat of "The Carolyn Condominium", described in said Master Deed recorded among said Land Records in Condominium Plan Book No. 11, Plats numbered 1137 and 1140 inclusive.**

**BEING the same property conveyed unto Stephen Efesoa, by deed recorded in Liber 17657 at Folio 368 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Stephen Efesoa'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 Stephen Efesoa, 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 19, 2018 at 10:00 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