

Washington Post: April 18, 2024

**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 Kimberly Place Condominium vs. Magdalene Forka and George Forka in the District Court for Montgomery County, Maryland Case No. 06-01-0009496-2016 have this 27th day of October 2023, 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 Magdalene Forka and George Forka, of, in, to, and about the following described property to wit:

Real property of Magdalene Forka and George Forka, located at 14429 Gunstock Ct. #4N, Silver Spring, MD 20906 and further described as Condominium Unit Numbered and Lettered 4-N in KIMBERELY PLACE CONDOMINIUM as established pursuant to a certain master deed of Kimrod, Inc., a Maryland Corporation, dated February 3, 1972 and recorded among the Land Records of Montgomery County, Maryland in Liber 4184 at Folio 493, and pursuant to the appropriate plats described in said master deed and recorded among the aforesaid Land Records in condominium building Plat Book 3 at plans 281 through 294, inclusive.

Being the same property conveyed unto Magdalene Forka and George Forka by deed recorded in Liber 33099 at Folio 00408 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Magdalene Forka and George Forka'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. 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 Magdalene Forka and George Forka, 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 Wednesday, May 8, 2024 at 10:15 am.

TERMS OF SALE:

A deposit of **five thousand dollars (\$5,000.00)** 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 cashier's check. No personal or

business checks will be accepted. To be eligible to bid you must have a government issued photo ID (i.e., Driver's License) and **five thousand dollars (\$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.

Maxwell C. Uy, Sheriff
Montgomery County, Maryland