

Washington Post: April 9, 2026

**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 Lyat Yosepha Sheintal v. Benjmain Katz in the Circuit Court for Montgomery County, Maryland Case No. 83048FL this 31st day of December 2025, 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 Benjmain Katz of, in, to, and about the following described property to wit:

Real property of Benjmain Katz located at 14904 Keeneland Circle, Gaithersburg, MD 20878 and further described as Lot numbered Thirteen (13) in Block lettered "D" in the subdivision known as "Mills Farm" as per plat thereof recorded in plat Book 118 at Plat 13950, among the Land Records of Montgomery County, Maryland.

For informational purposed only, the property address is: 14904 Keeneland Circle

Being the same property conveyed unto Benjmain Katz in deed recorded in Liber 38152 at Folio 0263 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Benjmain Katz'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 Benjmain Katz, 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, April 29, 2026 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