

Washington Post: May 1, 2025

**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 Townes of Gloucester Condominium vs. Fatu Koker in the District Court for Montgomery County, Maryland Case No. D06CV23008127 have this 13<sup>th</sup> day of February 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 Fatu Koker, of, in, to, and about the following described property to wit:

**Real property of Fatu Koker, located at 3725 Amsterdam Terrace, #9-91, Burtonsville, MD 20866 and further described as Unit 91, Building Nine, Phase IV in "Townes of Gloucester Condominium", as per declaration of The Artery Organization, Inc., a Maryland Corporation, dated October 14, 1983 and recorded among the Land Records of Montgomery County, Maryland in Liber 6211 at Folio 655 as supplemented by supplementary declaration dated December 23, 1983, and recorded among said Land Records in Liber 6270 at Folio 705 and as supplemented by supplementary declaration dated March 19, 1984 and recorded among said Land Records in Liber 6346 at Folio 781 and supplementary declaration dated April 9, 1984 and recorded among the Land Records in Liber 6365 at Folio 257 and pursuant to the appropriate plats described in said declaration of Condominium recorded in Condominium Plat Book 32, Plats 3325 through 3328, inclusive, and in condominium Plat Book 33, Plats 3494 through 3496, inclusive and in condominium Plat Book 34, Plat 3518, inclusive.**

**Being the same property conveyed unto Fatu Koker by deed recorded in Liber 52975 at Folio 00061 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Fatu Koker'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 Fatu Koker, 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 21, 2025 at 10:30 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