

**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 Farmingdale Condominium, Inc. v Stephanie A. Sinsky in the District Court for Montgomery County, Maryland Case No. 060100192872018 have this 23rd day of July 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 Stephanie A. Sinsky, of, in, to, and about the following described property to wit:

**Real property of Stephanie A. Sinsky, located at 18231 Swiss Circle, #5, Germantown, MD 20874 and further described as Unit numbered 45, Building 1, Phase 1, Farmingdale Condominium, as defined and set forth in Declaration of Condominium dated June 8, 1982, recorded June 8, 1982, in Liber 5877, Folio 72, and delineated on Plat of Condominium Subdivision recorded in Condominium Plat Book 26, at Condominium Plats 2759 through 2763, inclusive, among the Land Records of Montgomery County, Maryland; in Liber 391 at Folio 119, successor by merger recorded with Porten Development Corporation by Articles of Merger recorded in Liber 391 at Folio 104 among the Corporation Records of Montgomery County, Maryland; together with its undivided percentage interest in the common elements thereto.**

**BEING the same property conveyed unto Stephanie A. Sinsky, by deed recorded in Liber 10558 at Folio 266 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Stephanie A. Sinsky'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 Stephanie A. Sinsky, 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 10:20 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